



14 Kirksyde Avenue, Kirkintilloch, Glasgow, G66 3DP

Offers Over £235,000

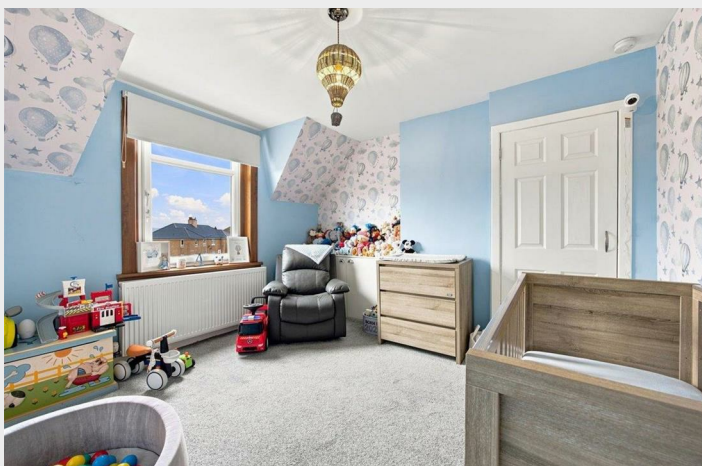
- Immaculately presented three-bedroom family home with beautifully maintained interiors
- Bright and generously proportioned lounge offering a comfortable principal living space
- Two generous double upper-floor bedrooms alongside a modern family bathroom
- Private front and rear gardens providing attractive outdoor space
- Highly convenient location within easy walking distance of Kirkintilloch Town Centre, local schooling, amenities and excellent transport links
- True walk-in condition
- Well-appointed contemporary fitted kitchen with ample storage and workspace
- Flexible ground-floor third double bedroom, suitable for a variety of uses
- Private driveway and detached garage offering excellent off-street parking and storage
- Energy efficiency rating - D

14 Kirksyde Avenue, Glasgow G66 3DP

An excellent opportunity to acquire this immaculately presented and beautifully maintained three-bedroom home, situated within the popular residential setting of Kirksyde Avenue, Kirkintilloch. Offering well-proportioned accommodation over two levels, complemented by private gardens, driveway and a generous detached garage, this superb property is presented in genuine walk-in condition.



Council Tax Band: C



The accommodation begins with a welcoming entrance hallway, providing access to the principal rooms on the ground floor. The spacious dual-aspect living room offers a bright and comfortable reception space, ideal for relaxing and entertaining. To the rear is the generously proportioned modern fitted kitchen which offers a practical range of wall and base units together with space for appliances and access to the garden. Completing the ground floor is the third double bedroom, which offers excellent flexibility and could equally be utilised as a home office, dining room or additional reception space depending on the purchaser's requirements.

Upstairs, the property offers two further well-proportioned bedrooms, both providing excellent space for a range of furniture configurations. A modern 3 piece family bathroom finished in contemporary tiling completes the upper accommodation.

Externally, the property benefits from private front and rear gardens, providing excellent outdoor space for relaxing, entertaining or family use. A private driveway provides convenient off-street parking, while the detached garage offers substantial additional storage or workshop space.

Located on Kirksyde Avenue, the property is ideally placed for access to the many amenities available within Kirkintilloch Town Centre, all within comfortable walking distance. The town provides a varied selection of shops, supermarkets, cafés, restaurants and everyday facilities, while local schooling is also readily accessible.

The property is further enhanced by its proximity to excellent transport links, providing convenient connections to surrounding areas and Glasgow, making this an ideal location for both families and commuters.

A superb home combining generous accommodation and excellent outdoor space. Early viewing is highly recommended to fully appreciate this fantastic property.

Home Report Available on Request
Viewings Strictly By Appointment
Council Tax - East Dunbartonshire Band C
EER - D

If you are interested in viewing this property please contact our offices direct on 0141 775 1050. Property to

sell? One of our expert team would be happy to provide you with a free valuation and we can discuss our selection of professional selling packages.



Directions

Viewings

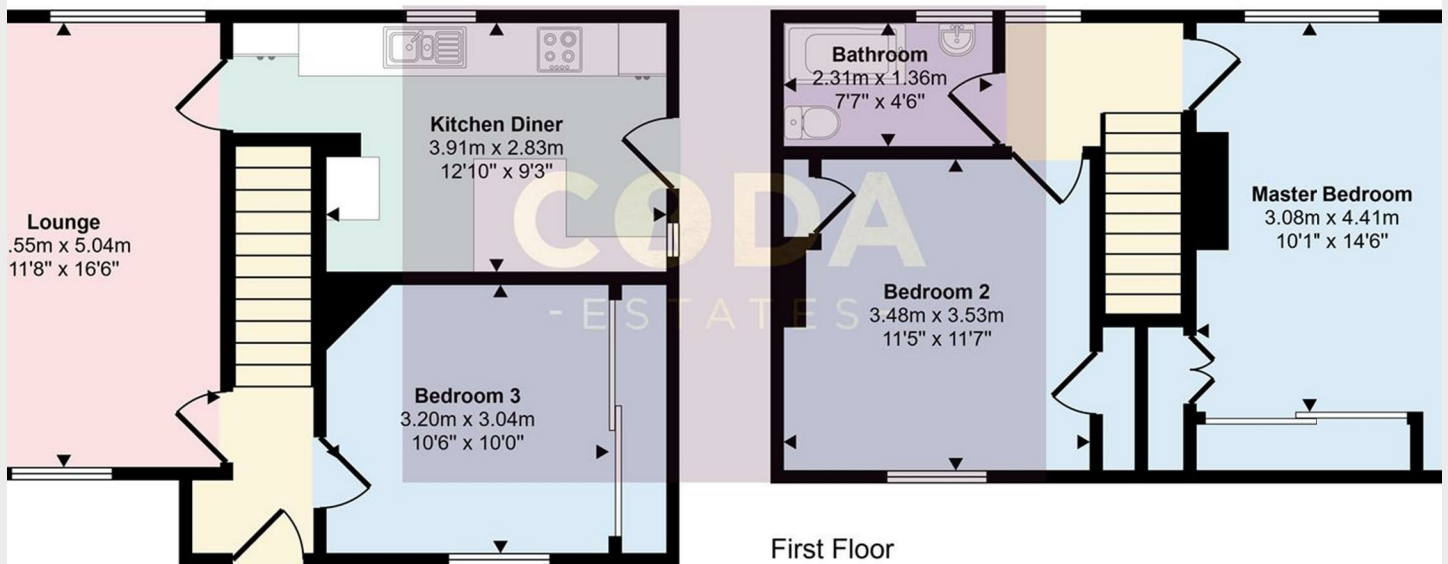
Viewings by arrangement only. Call 01417751050 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Approx Gross Internal Area
92 sq m / 987 sq ft



First Floor

Approx 43 sq m / 463 sq ft

Second Floor
Approx 49 sq m / 524 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.