



50 Waverley Crescent, Kirkintilloch, Glasgow, G66 2BZ

Offers Over £190,000

- Spacious Semi-detached Family Home
- Large Master Bedroom Suite
- GCH
- Proximity to Local Schools
- Council Tax Band- C
- Lounge with Dining Area
- Level Plot with Front and Back Gardens
- Close to All Local Amenities
- EER-D

50 Waverley Crescent, Glasgow G66 2BZ

Situated in the ever-popular area of Waverley Crescent, this delightful three-bedroom semi-detached property offers an excellent opportunity for families and first-time buyers alike.



Council Tax Band: C



The internal accommodation is formed over two levels. The ground floor comprises an entrance porch leading into a welcoming reception hallway, a spacious full-length dual aspect lounge/dining area, and a modern fitted kitchen complete with a range of wall and base units, integrated appliances, and a convenient breakfast bar.

On the upper level, the property offers three well-proportioned bedrooms. The principal bedroom benefits from excellent natural light through two front-facing windows along with ample built-in storage, while the additional two bedrooms are both generous in size and offer flexibility for family living, guest accommodation, or home working. A modern, fully tiled shower room with a large walk-in shower completes the accommodation. The property further benefits from double glazing and gas central heating.

Externally, the home enjoys an excellent position within a substantial plot, with a particularly large rear garden that is mainly laid to lawn, offering fantastic space for outdoor entertaining and family use. The garden is fully enclosed and also features a paved patio area along with additional space suitable for a variety of uses. To the front, there is a well-maintained garden enhancing the overall kerb appeal of the property.

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

Amenities: Kirkintilloch offers a vast amount of amenities including good quality restaurants, shops, bars, supermarkets and the recently developed Southbank Marina. There are also numerous leisure facilities including Kirkintilloch Leisure Centre which houses a 25m swimming pool / childrens pool and various sporting courts / clubs, Kirkintilloch Bowling Club, various water sports on the canal including, canoeing, rowing, there are also golf courses in both Kirkintilloch and neighbouring Lenzie where there is also tennis courts and Lenzie Rugby Club.

Transport Links: Kirkintilloch is conveniently placed within easy reach of Glasgow city centre and

Edinburgh. Property is a short drive to Lenzie train station, or a couple of minutes car journey to M80 connecting to the main M8 motorway with links across central Scotland. There is also a regular bus route to Glasgow city centre and neighbouring villages.

If you are interested in viewing this property please contact our offices direct on 01417751050. 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:

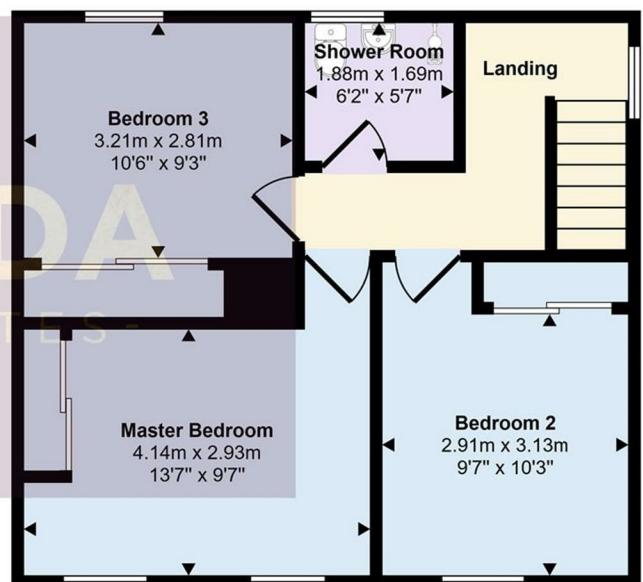
D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		62	
(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
95 sq m / 1025 sq ft



Ground Floor
Approx 47 sq m / 509 sq ft



First Floor
Approx 48 sq m / 517 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.