CODA
-ESTATES-

31 Kilsyth Road, Kirkintilloch, G66 1QE

Offers Over £170,000

- Upper Duplex Apartment
- 3 Double Bedrooms
- Close To Local Amenities, Transportation Links & Schooling
- EER - C
- Traditional Red Sandstone Building
- Generous Accommodation Throughout
- GCH & GCH
- Fully Converted Attic Space
- Spectacular Views From Velux Cabrio Formation Window
- Private Garden Ground & Private Parking

2-4 Heath Avenue, Lenzie, Glasgow, G66 4LG
01417751050

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www.codaestates.co.uk

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This is a fabulous opportunity to acquire a tasteful, developed 3 bedroom apartment. the upper apartment flows over two levels and has been well maintained and presented by the current owners.
The spacious flat boasts, private garden, off street parking and an enviable location close to all local amenities and essential transportation links are literally on your doorsteps. Early viewings are strongly recommended. EER - C

3 1 2 C

Council Tax Band: C

Seldom available, this red sandstone fronted, upper cottage flat offers generous accommodation in an excellent location.

The property has a private door to the side with a staircase leading up to the landing. The lounge is a particularly appealing room with high ceilings and large windows creating a bright airy atmosphere. The dining room/bedroom 3 has a similar feeling creating a pleasant and versatile apartment. The kitchen has an ample range of attractive fitted units. There are also two double bedrooms on this level, both of which are an excellent size. A bathroom completes the principal. The loft has been professionally converted with all planning documentations in place. The staircase leads to a magnificent space which would create a wonderful master bedroom. The owners have installed a velux window which opens to provide a small window seat area, enjoying spectacular views towards the Campsie Fells.

Externally the property has a shared driveway leading to ample private off-street parking. The rear gardens are an excellent size and are fully enclosed creating a safe environment for children and pets.

Room Dimensions
Entrance Hallway - 5.98m x 1.51m
Lounge - 4.03m x 3.98m
Bedroom 2 - 3.93m x 3.79m
Bedroom 3 - 4.08m x 2.47m
Kitchen - 3.90m x 2.10m
Dining Area - 4.03m x 2.43m
Bathroom - 2.51m x 1.67m
Fully Converted Loft/Master Bedroom - 6.48m x 5.33m

Location
The property allows for pleasant walking & cycling routes, with the canal path being within walking distance. Green countryside/farmland fields are merely 250m away and the location affords views to the Campsie Hills.

Amenities: Kirkintilloch offers a vast selection of local amenities including good quality restaurants, cafes, shops, bars, supermarkets and the recently developed Southbank Marina. There are also numerous leisure facilities including a modern library, museums, Kirkintilloch leisure centre and various sporting clubs, Kirkintilloch Bowling Club, various water sports including, canoeing, rowing, golf courses in both Kirkintilloch and neighbouring Lenzie. Kirkintilloch is an interesting historical town. It sits on the Antonine Wall and was the site of a Roman Fort and medieval castle. The Forth and Clyde Canal flows through the centre of the town and provides a link to Glasgow and Edinburgh.

Transport Links: Kirkintilloch is conveniently placed within easy reach of Glasgow city centre and Edinburgh. The property is a short drive to Lenzie train station, or a couple of minute car journey to M80 connecting to the main M8 and M9 motorways with links across central Scotland. There is also a regular bus route to Glasgow city centre and neighbouring villages.

Home Report Available on Request
Viewings By Appointment
EER - C
Council Tax Band - C

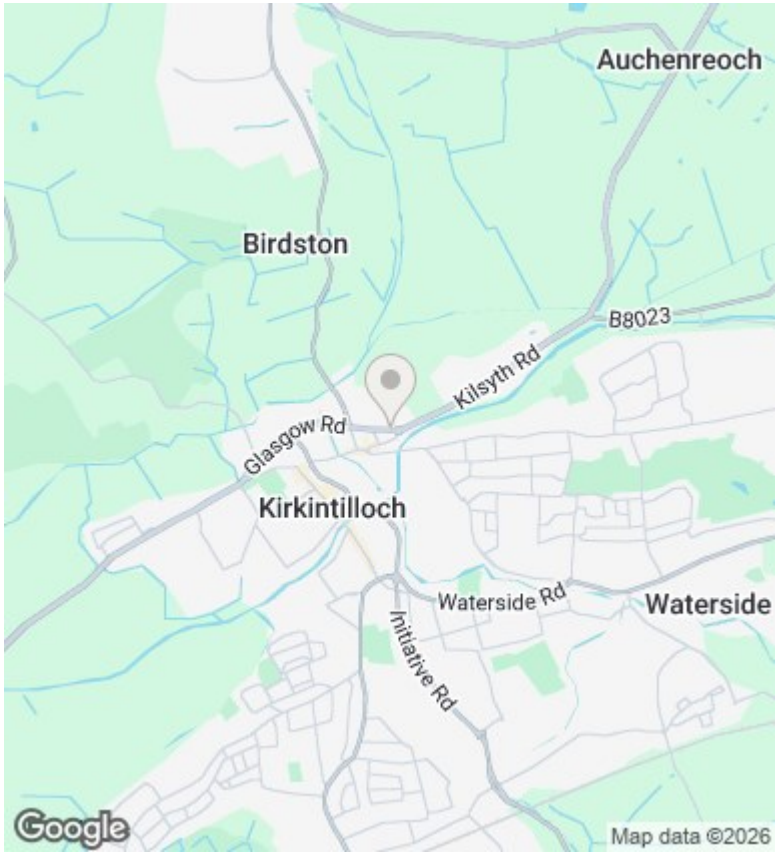
Early viewing is recommended to avoid any disappointment
For further details or to arrange an appointment to view please do not hesitate to contact the office on 01417751050

Thinking of Moving
For your FREE market valuation call Claire on 07939 086 074 or at the office 0141 775 1050

Smart
Hotpoint

TOTAL: 1097 sq. ft, 102 m2
Basement: 27 sq. ft, 3 m2, 1st floor: 830 sq. ft, 77 m2, 2nd floor: 240 sq. ft, 22 m2
EXCLUDED AREAS: STORAGE: 72 sq. ft, 8 m2, LOW CEILING: 82 sq. ft, 8 m2, ATTIC: 83 sq. ft, 8 m2,
WALLS: 129 sq. ft, 11 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



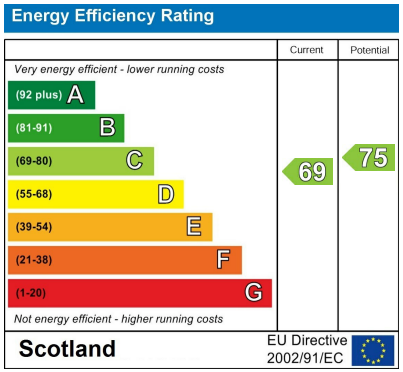
Directions

Viewings

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

Council Tax Band

C



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