



1 Woodhill Road, Auchinairn, Bishopbriggs, G64 1JN

Offers Over £195,000

- Generous 3 Bedroom Semi-Detached Property
- Substantial Lounge
- Large Level, Corner Plot, GCH, DG & Adequate Storage
- EER - D
- Popular Residential Location
- Large Dining Kitchen
- Fabulous Potential, Room To Extend/Develop

- Welcoming Reception Hallway
- Stylish Downstairs Bathroom
- Close to all Local Amenities, Transportation Links & Schooling

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This 3 bedroom semi-detached home is a substantial dwelling located within a popular residential location. The property has been maintained over the years, and will undoubtedly create a wonderful family home. Benefiting from a large level, corner plot and conveniently positioned close to all local amenities, transportation links and schooling. Early viewing is imperative to avoid disappointment. EER - D



Council Tax Band: C



The property enjoys a prime position ideally located close to an excellent selection of local amenities. Residents benefit from a superb range of supermarket and retail facilities, highly regarded schooling, and an array of leisure and recreational opportunities, all within easy reach.

The area is exceptionally well served by public transport, including regular bus services and a mainline railway station at both Robroyston and Bishopbriggs, offering swift commuter access to Glasgow City Centre and beyond. In addition, excellent road links provide convenient connectivity to surrounding districts and the wider central belt, making Auchinairn a particularly desirable location for commuters and families alike.

Located within a popular residential area of Auchinairn, occupying a generous level plot. The current owners have maintained and presented the home to a high standard throughout creating a marvellous family home over two levels. Early viewing is strongly advised.

Accommodation comprises, welcoming reception hallway, generous lounge, large dining kitchen with ample base and wall mounted storage, a number of appliances and contrasting work surfaces. The rear door leads to the garden ground at the back. The modernised bathroom is located on the ground floor, complete with built in vanity storage, heated towel rail and over the bath shower.

On the upper level the property boasts three bright double bedrooms (all benefiting from built in storage) and access to the loft is from the landing. Externally the property occupies an incredible plot. The rear garden has a patio area to provide an outdoor space for relaxing and/or entertaining. There is large grassed area to the front and ample off street parking.

Room Dimensions

Entrance Hallway - 4.54m x 1.90m

Lounge - 4.64m x 3.65m

Kitchen - 4.64m x 2.68m

Bathroom - 1.90m x 1.77m

Master Bedroom - 4.63m x 2.75m

Bedroom 2 - 3.58m x 2.92m

Bedroom 3 - 3.63m x 2.53m

Home Report available on Request

Viewings Strictly By Appointment

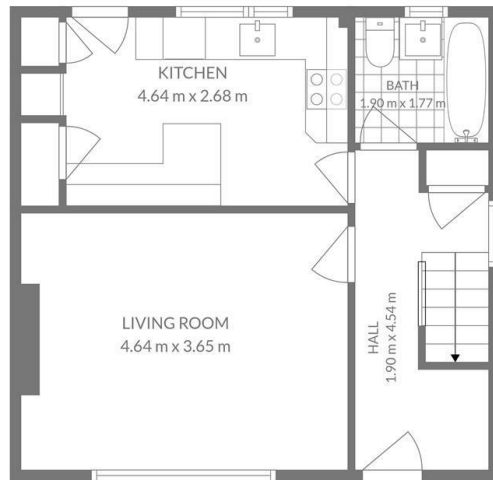
EER - D

Council Tax Band - East Dunbartonshire C

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







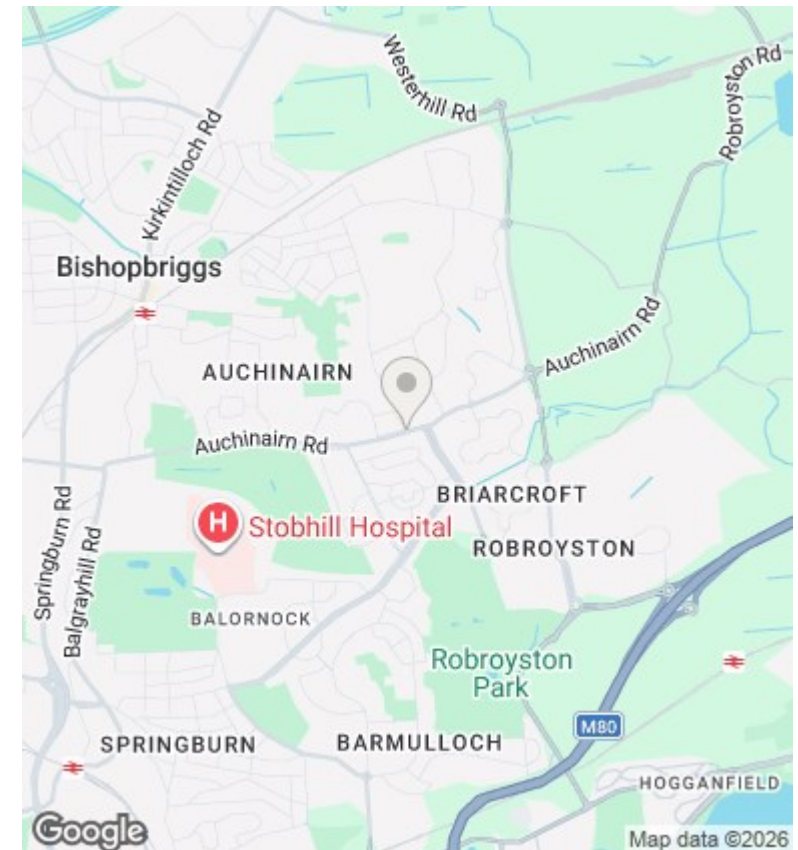
Ground floor



1st floor

TOTAL: 86 m2
 Ground floor: 43 m2, 1st floor: 43 m2
 EXCLUDED AREAS: WALLS: 8 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		
EU Directive 2002/91/EC		