



**Semi Detached Villa**

33 KELVIN DRIVE  
KIRKINTILLOCH  
G66 1BS



# 33 KELVIN DRIVE, KIRKINTILLOCH G66 1BS

Traditional SEMI VILLA within popular Hayston district situated on the edge of the town and just a few minutes to Cowgate and Townhead with a wide and varied range of shopping and social amenities, also within the catchment for Lenzie Academy and St Ninians High School.

Reception hall, generous lounge, separate dining room, breakfasting kitchen with integral access onto a 26' tandem garage with door onto rear garden.

First floor: main bedroom to front with fitted wardrobes, additional double bedroom to rear, boxroom/nursery to front, bathroom comprising three piece suite with shower above bath.

The property benefits from gas central heating and double glazing. Private gardens to front and rear. Double car "tandem" garage.

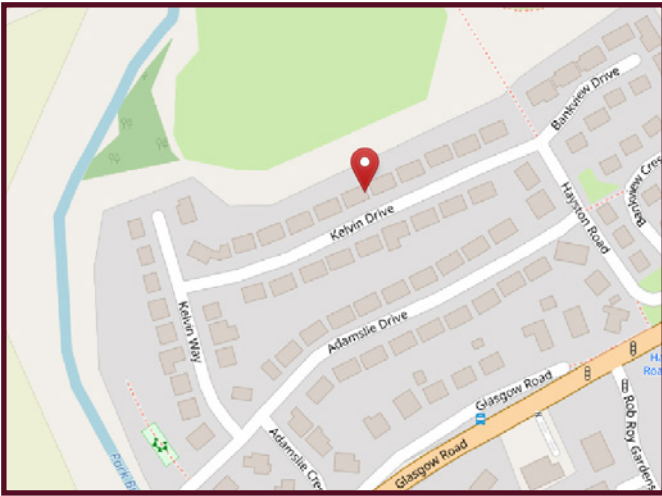
Please Note that the Dining Room ceiling requires repair and this property is being sold as seen.

## Measurements

RECEPTION HALL	15'2 (4.64m) x 6'6 (1.99m)	FIRST FLOOR	
LOUNGE	15'2 (4.64m) x 12'0 (3.68m)	BEDROOM ONE	15'2 (4.64m) x 12'0 (3.68m)
DINING ROOM	10'9 (3.28m) x 10'8 (3.25m)	BEDROOM TWO	12'0 (3.68m) x 10'9 (3.28m)
KITCHEN	10'8 (3.25m) x 7'10 (2.40m)	BOX ROOM	6'6 (1.99m) x 6'5 (1.95m)
GARAGE	26'3 (8.01m) x 8'9 (2.66m)	BATHROOM	6'6 (1.99m) x 6'0 (1.82m)



Floorplans are indicative only - not to scale  
Produced by Plush Plans Ltd [🏠](#)



## Travel Directions

Traveling west along Glasgow Road from the junction with New Lairdsland Road, past the junction with Cowgate on left, continue past the fire station on left, turning right onto Hayston Road, second left onto Kelvin Drive and number 33 is on left.

## Viewing

Strictly by appointment.  
Please call our Property Department on 0141 204 2833

## EPC

D

## Council Tax

Band D.

## Interest

If, having viewed, this property is of further interest to you, please ask your Solicitor to note interest on your behalf., otherwise it may be sold without you having the opportunity to offer.

## Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on any point ,please contact our office immediately when we will endeavour to assist you in any way possible.



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CONVEYANCING QUOTES

Telephone Miller, Beckett & Jackson on 0141 204 2833 - Fax 0141 221 6349

Offices at 190 St Vincent Street, Glasgow G2 5SP and 1 Alexandra Avenue, Lenzie G66 6BE