



28 Greens Avenue, Kirkintilloch, Glasgow, G66 4AA

Offers Over £265,000

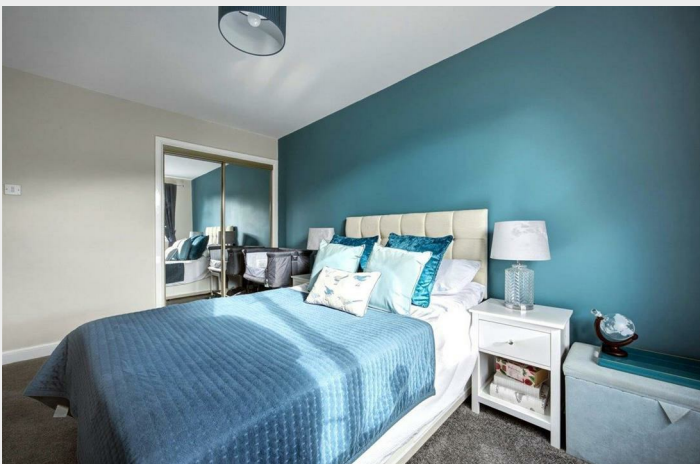
- Spacious four-bedroom semi-detached family home
- Generous lounge offering a comfortable setting for relaxing and family gatherings.
- Three well-proportioned double bedrooms, including a principal bedroom with en-suite facilities.
- Private driveway and integral garage providing convenient off-street parking and additional storage.
- Family-friendly location with advertised catchments for Lenzie Academy and St Ninian's High School,
- Peacefully positioned within a quiet residential enclave on Greens Avenue, Kirkintilloch.
- Impressive kitchen diner providing ample space for cooking, dining and entertaining.
- Exceptionally large utility and laundry room offering superb practicality and storage.
- Fully enclosed rear garden featuring a patio entertaining area and low-maintenance artificial lawn.
- Energy efficiency rating - C

28 Greens Avenue, Glasgow G66 4AA

Situated within a quiet and desirable enclave on Greens Avenue, Kirkintilloch, this generously proportioned four-bedroom semi-detached family home offers an impressive blend of spacious interiors, versatile accommodation and excellent outdoor space. Extending to approximately 1,415 sq ft (131 sq m), the property is ideally suited to growing families seeking a home with room to relax, entertain and work from home, while benefiting from access to well-regarded local schooling and numerous nearby amenities.



Council Tax Band: E



Upon entering, the scale and practicality of the accommodation become immediately apparent. The ground floor has been designed around comfortable family living, with a generous lounge, a large kitchen diner, a substantial utility and laundry room, a convenient WC and an integral garage, providing an excellent combination of living space and everyday functionality.

The lounge is a particularly welcoming space, offering ample room for substantial seating and additional furnishings. Its well-proportioned layout creates a comfortable environment for relaxing with family or entertaining friends, while providing a separate reception area away from the main hub of the home.

The large kitchen diner is a standout feature, offering considerably more than a conventional kitchen space. With ample room for kitchen storage, worktop preparation and a family dining table, it provides an ideal setting for busy weekday mornings, family meals and more informal entertaining. The adjoining layout creates a natural flow between cooking and dining, making this a practical and sociable space at the heart of the home.

Adding further appeal is the huge utility and laundry room, an increasingly sought-after feature in a family property. Offering valuable additional space for laundry appliances, household storage and the day-to-day demands of family life, it helps keep the main kitchen organised and clutter-free. This additional functional space is particularly beneficial for larger households and those seeking practical storage solutions.

A ground-floor WC adds further convenience, while the integral garage provides excellent additional storage and potential for a variety of uses, subject to individual requirements. Externally, a private driveway provides off-street parking, completing the property's practical appeal.

The first floor continues to impress, with four well-proportioned bedrooms arranged around the upper landing. Three of the bedrooms are spacious doubles, providing comfortable accommodation for family members and guests alike. The fourth bedroom offers flexibility for use as a nursery, dressing room, home office or occasional guest bedroom.

The principal bedroom benefits from its own en-suite

shower room, creating a welcome degree of privacy and convenience. A separate family bathroom serves the remaining bedrooms, making the layout particularly well suited to the needs of a busy family household.

Externally, the property enjoys a fully enclosed rear garden, offering a private and versatile outdoor space for children to play, pets to enjoy and adults to relax. A patio area provides an ideal spot for outdoor dining, summer barbecues and entertaining, while the artificial grass creates a neat, low-maintenance lawn area that can be enjoyed throughout the year. The enclosed setting adds to the garden's practicality and appeal.

The property's position within a quiet enclave on Greens Avenue further enhances its suitability for family living, offering a more peaceful residential setting while remaining conveniently placed for the amenities of Kirkintilloch and the surrounding area.

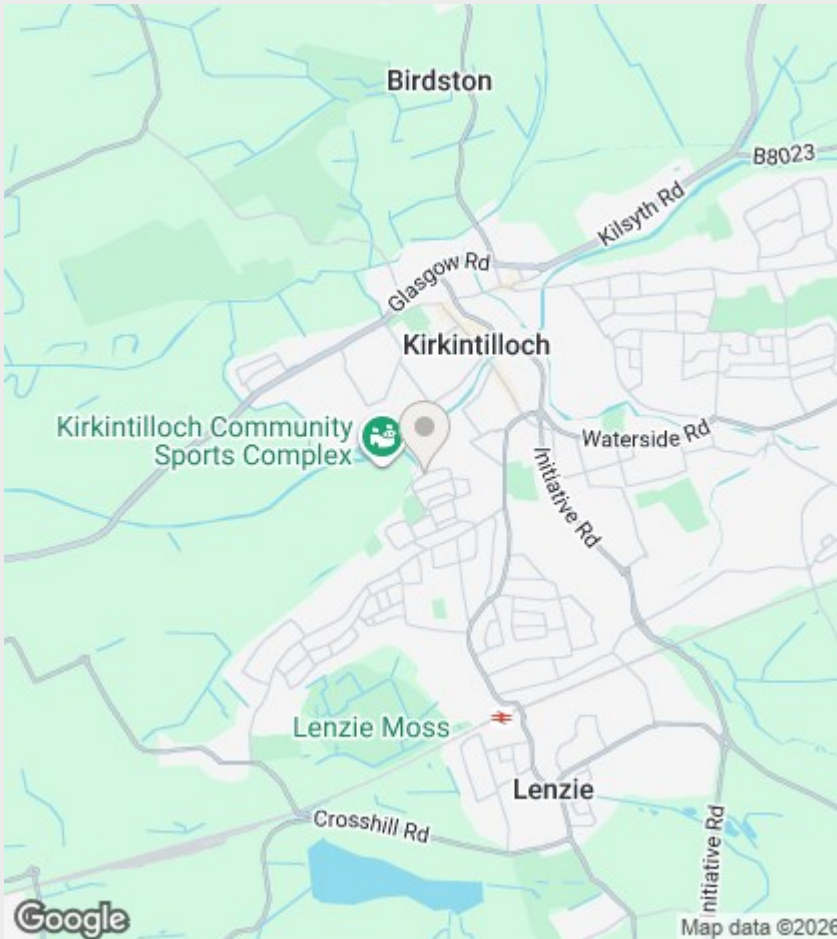
Kirkintilloch provides a range of local shops, supermarkets, cafés, leisure facilities and everyday amenities, together with access to schooling and transport links serving neighbouring communities and Glasgow. The advertised school catchments, including Lenzie Academy and St Ninian's High School, are an important consideration for prospective family purchasers.

Combining generous internal accommodation, a substantial utility room, three spacious double bedrooms, private parking, an integral garage and a fully enclosed rear garden, this is a well-rounded family home offering both space and versatility in a peaceful residential location.

Early viewing is highly recommended to appreciate the generous proportions, practical layout and family-friendly setting on offer.

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

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

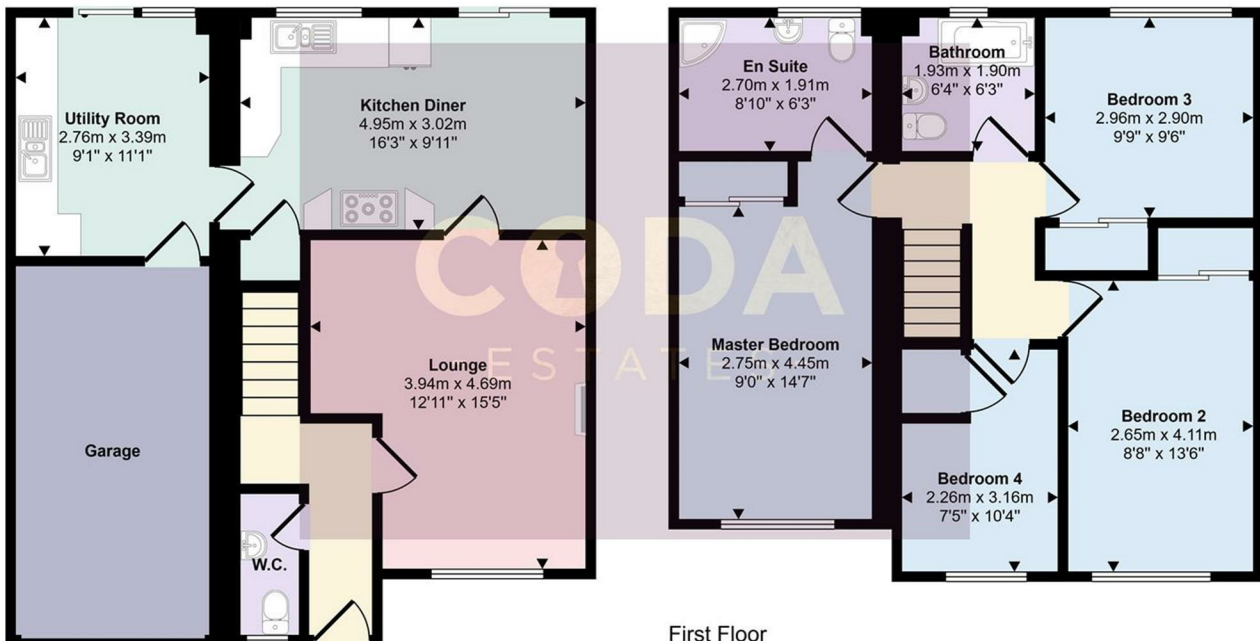
Viewings by arrangement only. Call 01417751050 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	76
(55-68) D		
(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
131 sq m / 1415 sq ft



Ground Floor
Approx 69 sq m / 743 sq ft

First Floor
Approx 62 sq m / 672 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.