



## 40 The Loaning, Kirkintilloch, Glasgow, G66 4AF

Offers Over £215,000

- Attractive Two Bedroom Semi-Detached
- 2 Bedroom & 2 Reception Rooms
- Large Double Garage & Extensive Driveway
- EER - C
- Fully Modernised and Presented Throughout
- Converted Attic Space (Used as a Bedroom)
- Fully Enclosed Rear Garden
- Popular Residential Location
- Tasteful Kitchen & Bathroom
- Close To All Local Amenities, Schools & Transportation Links



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This is a fabulous semi-detached property, immaculately presented and maintained by the current owners. Occupying an enviable position within this popular residential development this property will appeal to a wide array of buyers. The attic space has been professionally developed and is currently utilised as a further bedroom by the seller. Conveniently located near numerous local amenities including schooling and transportation links & Lenzie train station,. Early viewing will be imperative. EER - C



Council Tax Band: C



We are delighted to present this immediately impressive two-bedroom semi-detached property. This beautiful home is set in a great location, ideal for a young couple, small family or those downsizing. Given the care and the upgrades that have been invested within the property and gardens, early viewing will be essential.

Externally the property externally creates fantastic curb appeal, with an attractive mono-blocked driveway leading to the double garage.

Accommodation comprises entrance hallway, spacious and contemporary lounge, a further family room/dining room/Bed 3 is located off the lounge and benefits from french doors leading to the rear. The kitchen is well appointed with ample base and wall mounted storage, a number of appliances and ample work surface space.

On the upper level you will find two generous double bedrooms, the master boasting built in storage. The attractive bathroom has been up-graded to a high specification with thermostatic shower over the bath, vanity storage and heated towel rail.

The current owner has converted the attic space and it is used as a further bedroom, however please note that this area is accessed via loft ladders and is only classified as loft space.

Externally the private rear garden enjoys a high degree of privacy ideal for relaxing and/or entertaining. The plot provides a low maintenance environment with artificial grass and an attractive pergola. The double garage completes this superb home.

#### Room Dimensions

Hallway

Lounge - 4.55m x 4.09m

Kitchen - 2.45m x 2.75m

Bedroom 3/ Separate Dining Room - 3.18m x 2.75m

Master Bedroom - 4.49m x 3.56m

Bedroom 2 - 3.93m x 3.40m

Converted Attic Space - 5.26m x 3.90m

Bathroom - 1.96m x 1.67m

#### School Catchment

The Loaning lies within the school catchment for Lairdsland Primary School, Holy Family Primary, Lenzie Academy and is within walking distance of St Ninians High School

#### Location

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. The vicinity also allows for pleasant walking & cycling routes.

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

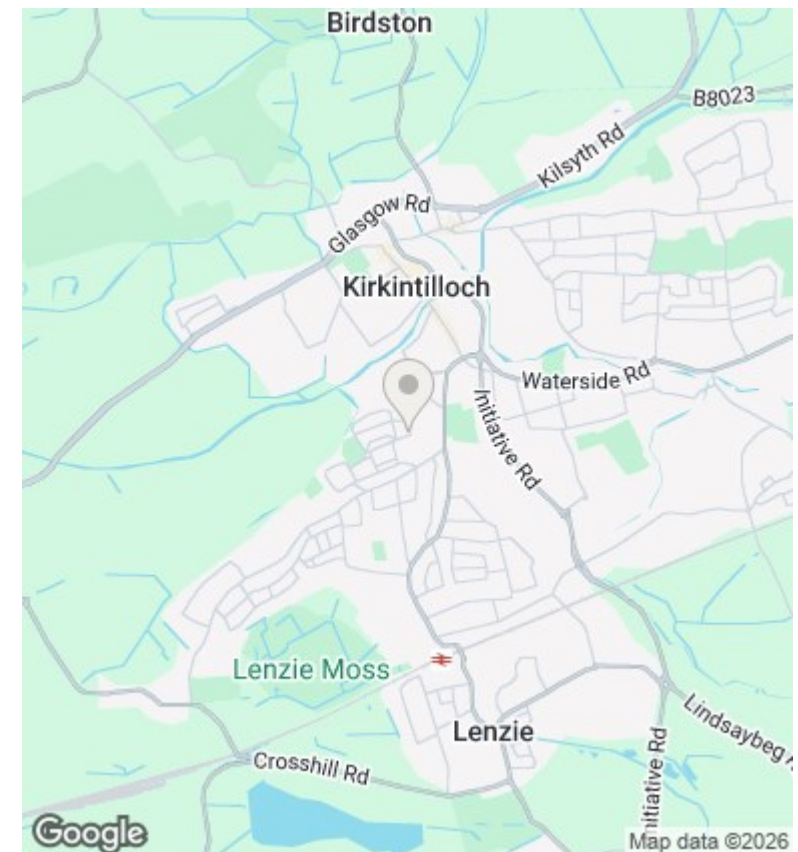
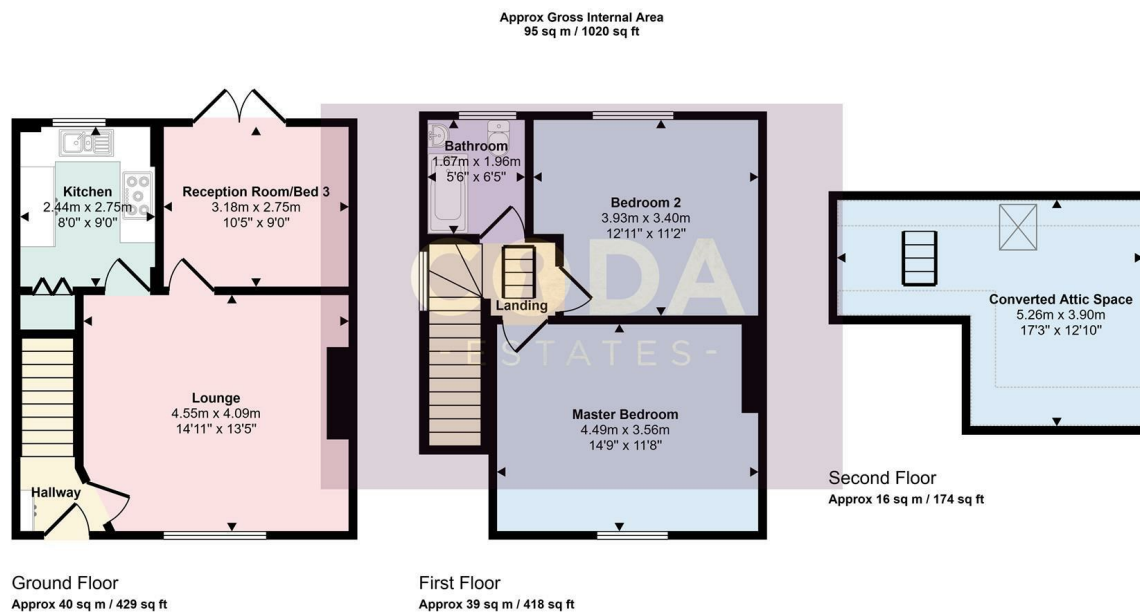
Council Tax Band - C

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

## Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC