



## Kilcandra, 25 Glasgow Road, Kirkintilloch, Glasgow, G66 1BD

Offers Over £420,000

- Period Property CC 1930,s
- Reception Lounge with Bay Window Formation
- Sweeping Driveway & Detached Garage
- EER - D
- Desirable Central Location
- Tasteful Dining Kitchen with Rear Porch Off
- Fabulous Mature Garden Plot with Decked Patio Area
- 3/4 Bedrooms plus Storage/Office Area
- Contemporary Shower room & Additional Upstairs Shower Room
- Close To All Local Amenities/Transportation Links

# 25 Glasgow Road, Glasgow G66 1BD

\*\*\*Under Offer - Similar Properties Required For Waiting Buyers \*\*\* "Kilcandra" - This substantial, 3/4bedroom, traditional detached property , has been well maintained and presented by the current owner over the years. Located within the desirable Westermains area of the town, early viewing is strongly advised. The property offers accommodation over 2 levels enjoying a high degree of privacy despite its central location to all local amenities/transportation links. Early Viewing is Recommended. Home Report Val - £425K. EER - D



Council Tax Band: F



- " Kilcandra" - Tremendous detached property dating from the mid 1930's
- Rarely available on the open market
- Set upon an extensive corner plot within the admired 'Westermains' district
- Generous, family friendly accommodation.
- Six spacious principal apartments
- Original period detail beautifully preserved
- Perfectly suited for home working
- Off street driveway parking
- Beautifully stocked wrap around garden
- Detached garage fitted for power and light
- Lenzie Academy and St. Ninian's High catchment

This substantial property provides the perfect balance of traditional and contemporary styles resulting in a fabulous family property within a desirable central location of the town. The home offers flexible accommodation over two levels which will appeal to many growing families or those looking for the necessary facilities over one level. Set under a multi-pitch roof set to rosemary tiles, the rather handsome external aesthetic is notable for its imposing triple bay window projections, red brick dressings, and archway with timber storm door entranceway.

Internally, the property exudes a great deal of traditional charm, with beautifully kept stained glasswork, wood panelling, doors and architraves providing various points of interest throughout the accommodation. Presented to market in fine condition and painstakingly maintained and improved over the course of clients' stay, a neutral decorative theme compliments the feeling of space and light throughout the home, whilst emphasising the beautiful period detail.

Accessed initially via an entrance vestibule, the subjects of the internal accommodation are best summarised as:- Welcoming reception hallway, large bay windowed lounge with feature fireplace as focal point, bay windowed formal dining room (or additional double bedroom depending upon requirements), luxuriously tiled family shower room – complete with quality three piece suite, thermostatic shower fitting, heated towel rail and vanity storage. The 'country cottage style', dining kitchen is well equipped with a number of integrated appliances, ample base and wall mounted units and contrasting work surface space. From the kitchen, a porch offers courtesy door access to the rear garden. Completing the downstairs are two exceptionally generous double bedroom, one over looking the side garden with built in wardrobe storage, the other to the rear.

On the upper landing you will find a very generous master bedroom with fabulous built in storage and an additional shower room. There is a further storage room which could be considered for a home office space. The eave storage is extensive and can be accessed from various points

In essence a charming family home.

Externally, the property sits upon a quite sizeable level garden plot which is perhaps best appreciated by first-hand inspection. Established hedging and seasonal trees/bushes offer a colourful definition to the perimeter of the property, whilst good sections of lawn, stone paviours, chips, and flower bedding combine to great effect. The rear of the property is stocked with mature flowering bushes and trees which creates a real sense of peace and privacy and a large decked patio provides the ideal spot to relax and/or entertain. The former coal cellar now houses the boiler whilst a sizeable, detached garage is fitted with lighting. The garden shed has also been replaced

#### School Catchment

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

#### Room Dimensions

Entrance Hallway

Lounge - 4.31m x 4.18m

Dining Room/ Bedroom 4 - 3.99m x 3.97m

Kitchen - 3.75m x 3.07m

Rear Porch

Bedroom 2 - 3.40m x 3.17m

Bedroom 3 - 3.22m x 2.71m

Shower Room - 2.01m x 1.88m

#### Upstairs

Master Bedroom - 4.87m x 4.21m

Storage/ Home Office - 3.45m x 1.53m

Shower Room - 2.38m x 1.33m

#### Location

The property allows for pleasant walking & cycling routes, with the canal path being less than 750m walking distance. Green countryside/farmland fields are merely 150m 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 - D

Council Tax Band - F

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

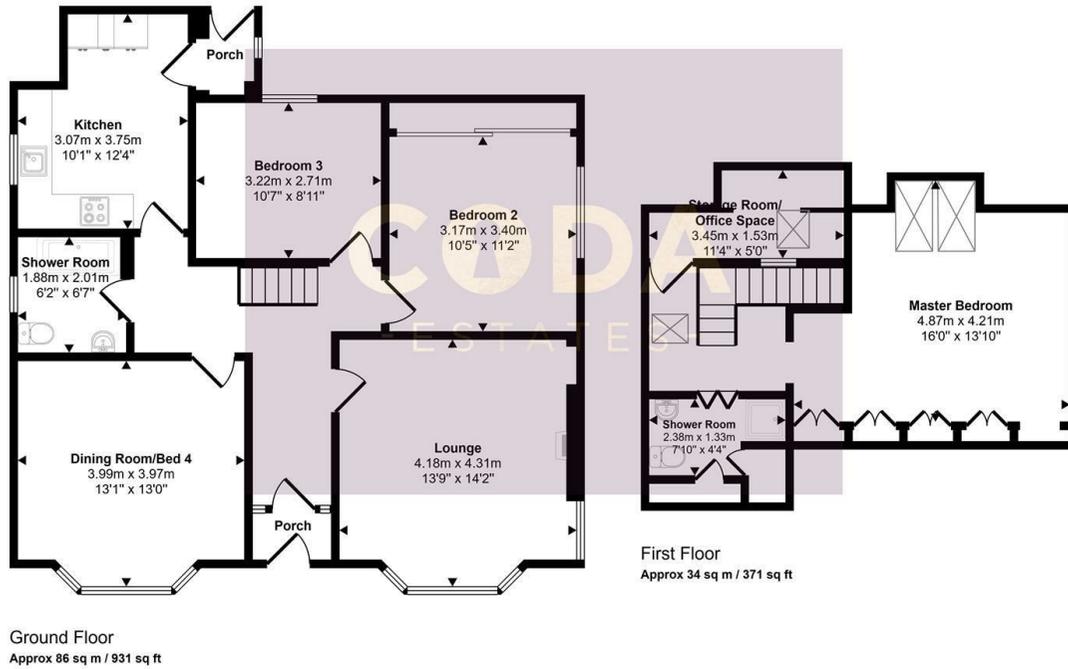
Thinking of Moving

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

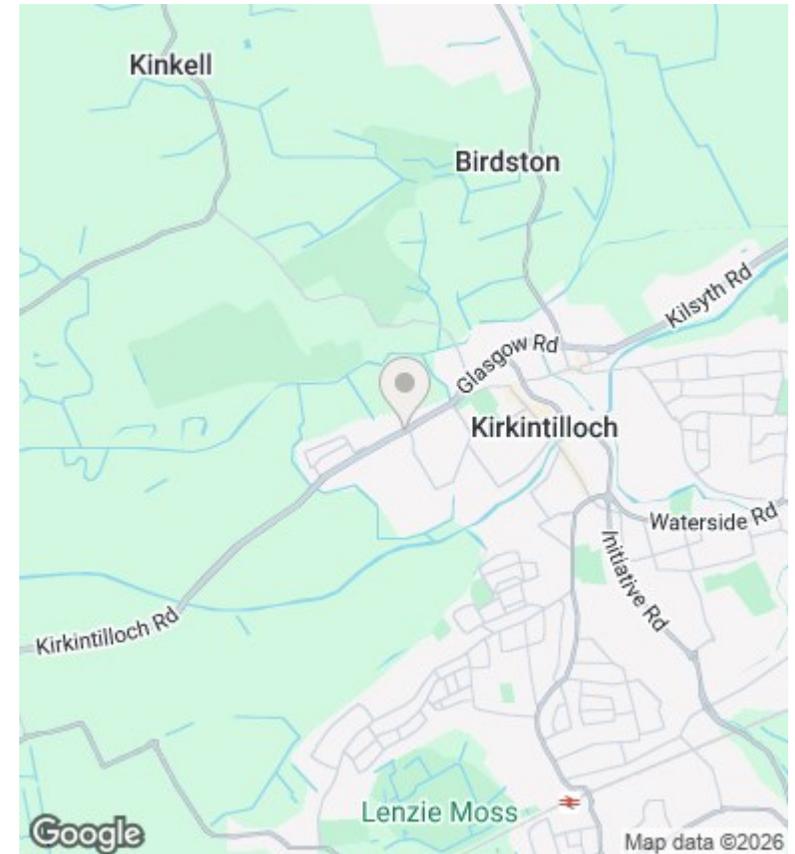




Approx Gross Internal Area  
121 sq m / 1302 sq ft



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.



## Directions

## Viewings

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

## Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	EU Directive 2002/91/EC	