



## 23 Alloway Drive, Kirkintilloch, G66 2NG

Offers Over £165,000

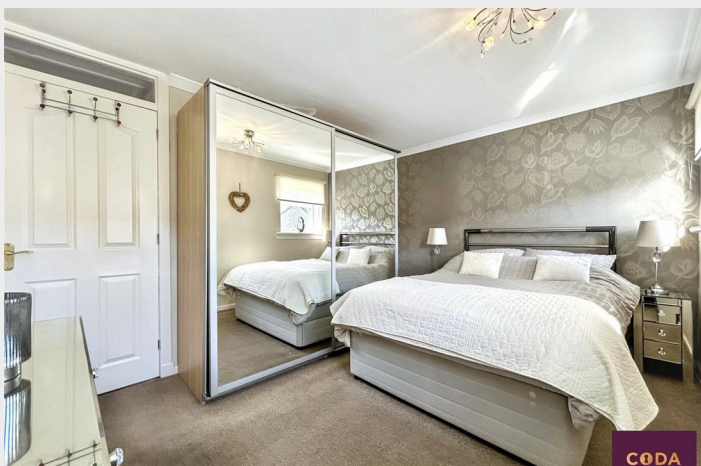
- Spacious mid-terrace home set within a desirable neighbourhood
- Inviting hallway leading into a spacious and comfortable lounge dining room
- Versatile third bedroom
- Private, south-west facing rear garden offering an excellent space for outdoor living
- Close to all local amenities and transportation links
- Immaculately maintained with a smart and practical three-bedroom design
- Stylish kitchen with dining space and access to the rear garden
- Well-appointed family bathroom with a modern white suite and overhead shower
- Private driveway and garage
- Energy efficiency rating - D

# 23 Alloway Drive, Kirkintilloch G66 2NG

Tucked away in a popular residential setting, this charming mid-terrace home offers the perfect blend of comfort and convenience. With bright, well-balanced living spaces and a sunny south-facing garden ideal for relaxing or entertaining, it's perfectly suited to modern lifestyles. Close to local amenities and well-regarded schooling, this is an excellent opportunity for families, first-time buyers, or those looking to enjoy a well-connected community.



Council Tax Band: C



This deceptively spacious mid-terrace villa enjoys a delightful position within a highly sought-after residential area, conveniently located close to a wide range of local amenities. Immaculately presented throughout, the property offers a thoughtfully designed three-bedroom layout, making it an ideal choice for a variety of discerning buyers. Homes of this style, particularly with such convenience, are rarely available. The accommodation comprises a welcoming entrance hall, a generously proportioned and attractive lounge with French door access to the rear garden, and a bright dining kitchen, again with direct access to the rear garden—perfect for modern living.

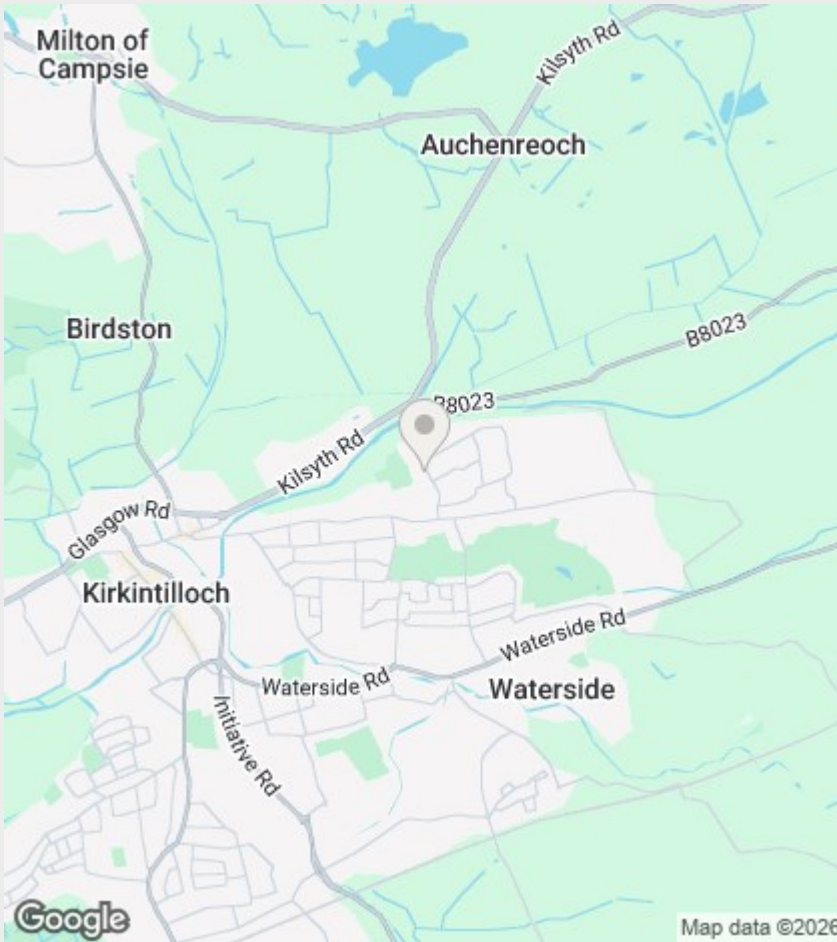
On the first floor, there are two spacious double bedrooms, along with a third single bedroom. The accommodation is completed by a well-appointed bathroom featuring a four-piece white suite, including bath and separate shower cubicle.

Further benefits include gas central heating, double glazing, and well-maintained front and rear gardens. The enclosed rear garden enjoys a desirable south-west facing aspect, providing an ideal setting for relaxing or entertaining and incorporating a private driveway. The property also comes with a garage located to the rear of the property.

Situated within Harestanes which is a popular residential area walking distance to local amenities and schooling, with a regular bus route to Kirkintilloch town centre and neighbouring villages. It also boasts Merkland shopping centre, encompassing a well reputed local bar & restaurant, grocery store, post office, bakery, gift shop, opticians, and various takeaways. This an ideal home for families, first-time buyers or downsizers alike.

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

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

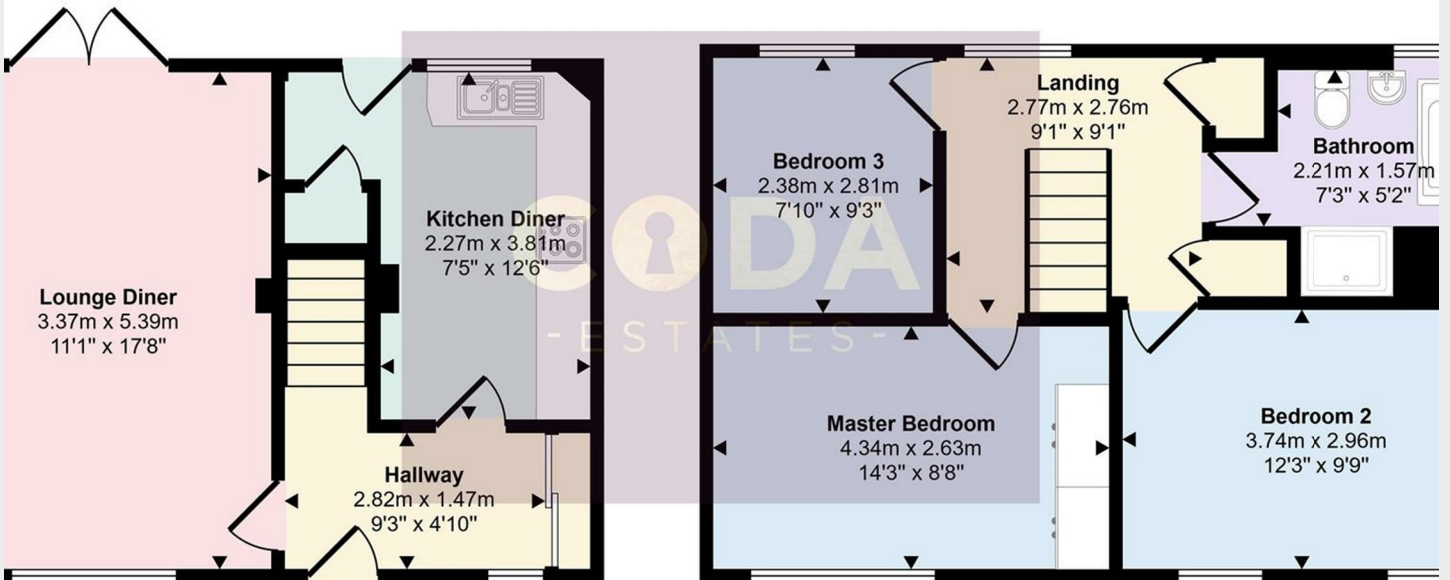
Viewings by arrangement only. Call 01417751050 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	70
(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  
83 sq m / 893 sq ft



Second Floor  
Approx 37 sq m / 396 sq ft

First Floor  
Approx 46 sq m / 497 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.