



56 Merkland Drive, Kirkintilloch, Glasgow, G66 3SF

Offers Over £180,000

- Excellent Family Home
- Bright & Spacious Lounge/Dining Area
- GCH, DG
- Storage Throughout Including Loft Space
- EER- D
- 3 Bedroom Semi-Detached Property
- Fitted Kitchen & Bathroom
- Private Garden Ground, Garage & Driveway
- Close To All Local Amenities & Transportation Links
- Council Tax Band- D

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Situated within a popular and convenient central Kirkintilloch location, this three bedroom semi-detached family home offers well-proportioned accommodation, excellent outdoor space and generous private parking. Ideally positioned close to local schooling, the town centre and a wide range of amenities, the property is likely to appeal to a broad range of buyers.



Council Tax Band: D



On entering the property, you are welcomed by a bright and spacious front-facing lounge. A large window floods the room with natural light, creating a warm and inviting main living space. The lounge flows seamlessly through to the rear dining area, providing an ideal space for family meals and entertaining.

Off the dining area sits the fitted kitchen, which comprises a good selection of floor and wall-mounted units, complemented by plentiful worktop space to accommodate everyday cooking and meal preparation.

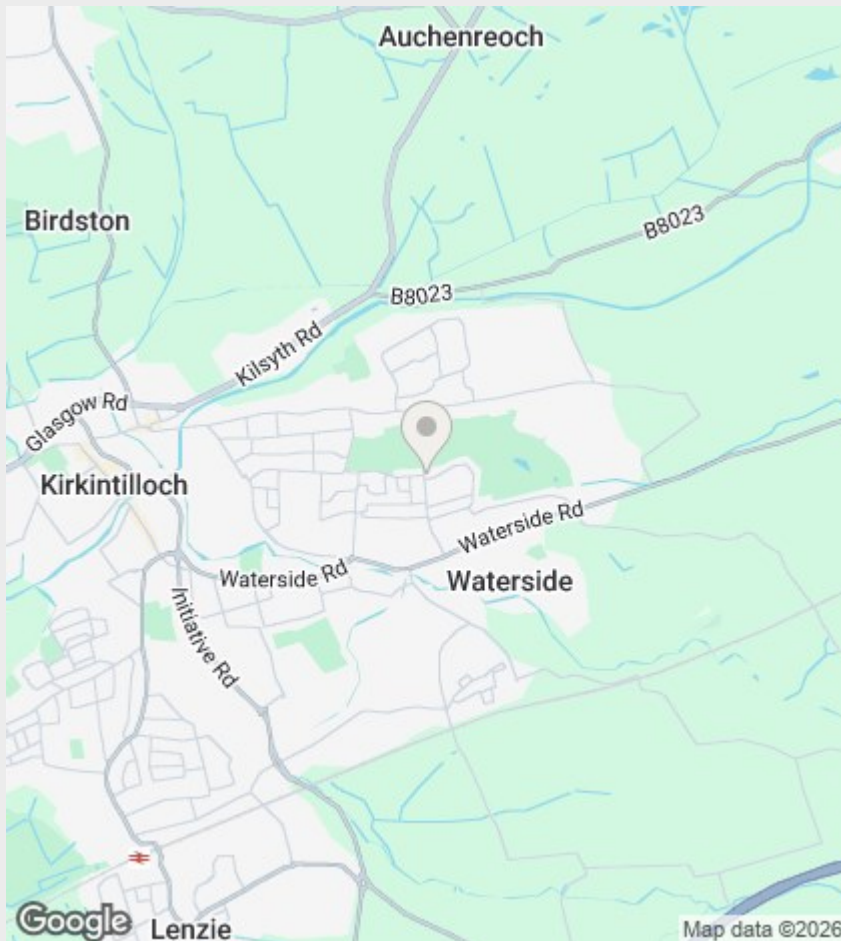
The staircase leads to the upper landing, where there are three generously proportioned double bedrooms providing excellent flexibility for family living. The upper level is completed by the family bathroom suite, while useful storage is available within the hallway and loft.

Externally, the property benefits from a fully enclosed rear garden, laid predominantly to lawn and offering a pleasant private outdoor space. To the front, a large driveway provides off-street parking for several vehicles and leads to a detached garage, adding further convenience and valuable storage.

Early viewing is advised to appreciate the accommodation, generous parking and convenient location this attractive family home has to offer.







Directions

Viewings

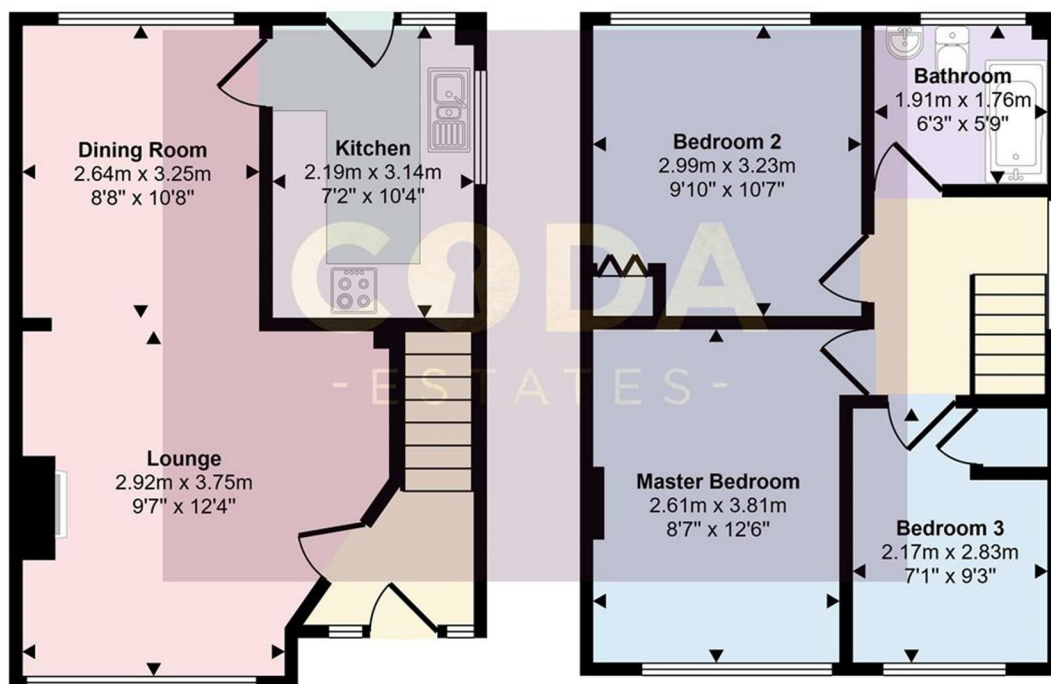
Viewings by arrangement only. Call 01417751050 to make an appointment.

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	65	76
(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
70 sq m / 755 sq ft



Ground Floor
Approx 35 sq m / 372 sq ft

First Floor
Approx 36 sq m / 384 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate.