



2 Ninians Rise, Kirkintilloch, Glasgow, G66 3HU

Offers Over £295,000

- Fabulous Opportunity
- Fabulous Lounge with Separate Dining Room
- GCH, DG & Adequate Storage including Loft Space
- EER - D
- Incredible Cul-de-sac Location
- Dining Kitchen with Utility Room Off
- Envious Plot, with Privacy at the Rear, Garage & Driveway
- Professionally Extended 3 Bedroom Detached Family Home
- Additional Downstairs Shower Room
- Close to all Local Amenities, Schooling & Transportation Links

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This is a spacious , professionally extended, detached family property, offering a wonderful opportunity for any successful buyer. Requiring modernisation throughout and located within this highly desirable pocket of Kirkintilloch, early viewing is will be essential.

The accommodation comprises 3 generous bedrooms, additional downstairs shower room, spacious lounge, separate dining room, dining kitchen, useful utility room, corner garden plot, detached garage and driveway. EER - D



Council Tax Band: E



CODA Estates are delighted to present this 3 bedroom professionally extended, detached property. The home is situated in a highly desirable location of Kirkintilloch close to all local amenities and reputable schooling. Internally the property requires modernisation, providing phenomenal potential to any successful buyer . Accommodation comprises an impressive entrance hallway, generous lounge , separate dining room, spacious dining kitchen, useful utility room and additional downstairs shower room.through dining room.

The upper level accommodates 2 generous double bedrooms and a good sized single bedroom, all benefiting from built in storage. The bathroom completes the property with over the bath electric shower.

This property is further enhanced by gas central heating, double glazed windows, loft space, substantial driveway (parking for 3 vehicles) and garage. The impressive corner plot provides an ideal out door space for relaxing and/or entertaining. The rear garden is fully enclosed perfect for pets and young children and enjoys a degree of privacy.

Room Dimensions

Entrance Hallway - 3.90m x 2.93m

Formal Lounge - 4.63m x 4.13m

Dining Room -3.40m x 3.36m

Dining Kitchen - 4.18m x 3.49m

Utility - 3.39m x 2.40m

Downstairs Shower Room - 2.18m x 2.18m

Master Bedroom - 4.26m x 3.64m

Bedroom 2 - 3.64m x 3.22m

Bedroom 3 - 3.29m x 2.53m

House Bathroom - 2.28m x 1.89m

School Catchment - Ninians Rise is conveniently located within the catchment

for Oxbang Primary, Holy Family Primary, Kirkintilloch High School and 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

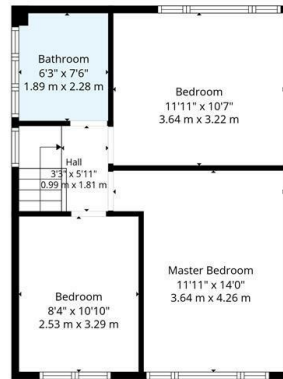
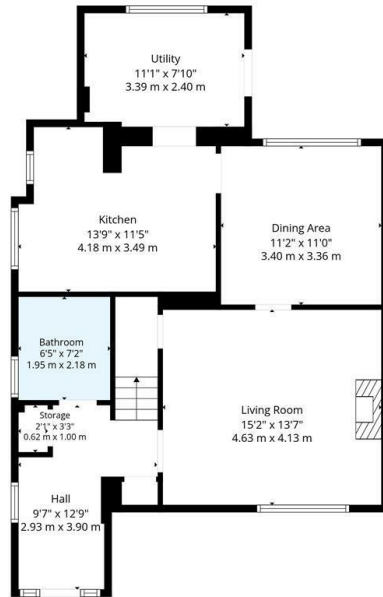
EER - D

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CODA Estates provide a free valuation service. If you are considering selling your own home please telephone 0141 775 1050.





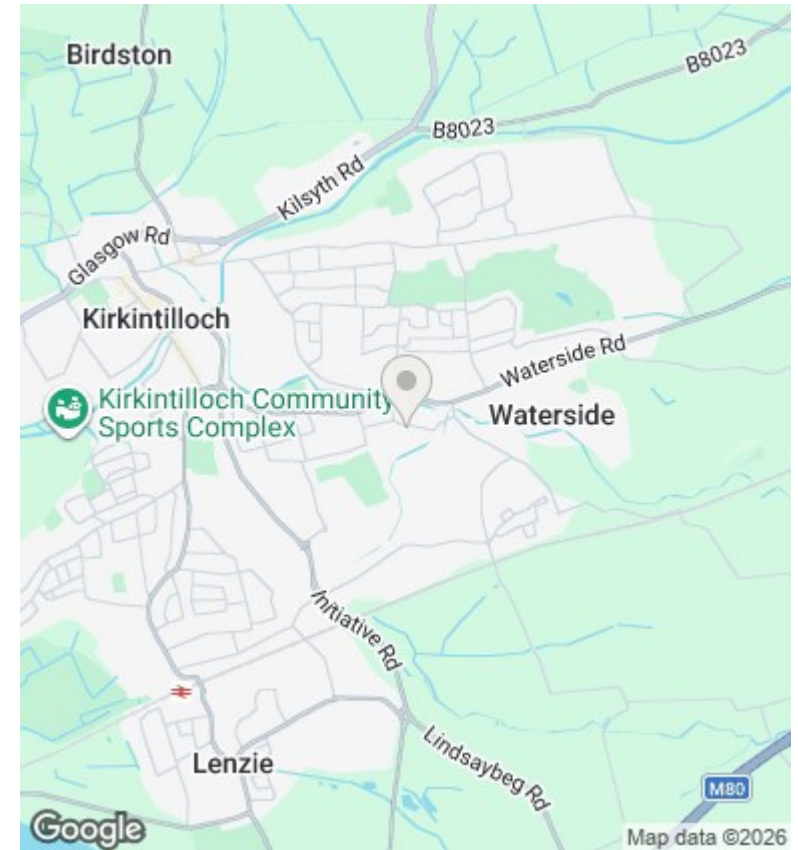


1st Floor

2nd Floor



TOTAL: 1132 sq. ft, 105 m2
 1st floor: 672 sq. ft, 62 m2, 2nd floor: 460 sq. ft, 43 m2
 EXCLUDED AREAS: UTILITY: 87 sq. ft, 8 m2, STORAGE: 7 sq. ft, 1 m2, WALLS: 109 sq. ft, 10 m2
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Directions

Viewings

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

Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC	