



## 12 Moray Place, Kirkintilloch, Glasgow, G66 3SR

Offers Over £190,000

- \*\*\* Desirable Residential Location \*\*\*
- Attractive Front Facing Lounge
- Opportunity to Extend/Develop (Subject to Planning Constraints)
- EER - C
- 2 Bedroom Semi-Detached Property
- Open Plan Dining Kitchen with Patio Doors To The Rear
- Downstairs w/c, GCH, DG, Loft Space, Driveway & Shed
- Immaculately Presented & Maintained Throughout
- South Facing, Landscaped, Fully Enclosed Rear Garden
- Close To All Local Amenities, Schooling & Transportation Links

# 12 Moray Place, Glasgow G66 3SR

Wonderful residential location, this 2 bedroom immaculate semi-detached property will appeal to an array of buyers from those down sizing, first time buyers or a young couple. Presented to a truly exceptional standard throughout, early viewing is essential. Boasting a magnificent south facing rear garden, additional downstairs w/c, substantial driveway, GCH & DG. EER- C



Council Tax Band: C



This semi-detached property occupies an excellent plot within this residential development. Moray Place has been extremely desirable over recent years, offering ease of access to all local amenities, schooling and transportation links

The current owner has established a wonderful home, maintained and well presented throughout. The entrance hall, flows through to the bright, spacious lounge and the contemporary open plan dining kitchen beyond. The stylish kitchen has ample base/ wall mounted units, a number of quality integrated appliances including combi boiler, hob, oven, integrated dishwasher, washing machine, fridge/freezer and contrasting worktops. Patio doors lead to the landscaped south facing rear garden. Completing the ground floor is the well appointed w/c with vanity storage.

The upper floor is accessed via the staircase from the entrance hallway. On this level you will find 2 double bedrooms, (the master boasting extensive built in wardrobe storage) the contemporary house bathroom with over the bath thermostatic shower and vanity storage. The partially floored attic space can be accessed from the upper landing which has a pull down ladder fitted and light.

Externally the owner has created an inviting outdoor living space, providing a peaceful haven, perfect for quiet lazy afternoons or entertaining family or friends. The driveway provides off street parking and the garden has been professionally landscaped to provide a low maintenance outdoor space. The rear garden is south facing, fully enclosed and is not overlooked at, creating a high level of privacy. The plot affords the potential to extend, subject to planning consents.

This property warrants early viewing as we anticipate a high level of interest.

#### Schooling

Moray Place lies within the catchment area of Gartconner Primary, Holy Trinity, Kirkintilloch High School and St Ninians High School.

#### Room Dimensions

Entrance Hallway - 2.24m x 1.66m

Lounge - 4.56m x 3.12m

Dining Kitchen - 4.88m x 2.44m

w/c - 2.23m x 1.67m

Master Bedroom - 3.97m x 3.48m

Bedroom 2 - 3.51m x 3.02m

Bathroom - 2.51m x 1.76m

#### Location

Amenities: Kirkintilloch offers a vast amount of amenities including good quality restaurants, shops, bars, supermarkets and the recently developed Southbank Marina. There are also numerous leisure facilities including Kirkintilloch Leisure Centre and various sporting courts / clubs, Kirkintilloch Bowling Club, various water sports on the canal including, canoeing, rowing, there are also golf courses in both Kirkintilloch and neighbouring Lenzie where there is also tennis courts and Lenzie Rugby Club.

Transport Links: Kirkintilloch is conveniently placed within easy reach of Glasgow city centre and Edinburgh. Property is a short drive to Lenzie train station, or a couple of minute car journey to M80 connecting to the main M8 motorway with links across central Scotland. There is also a regular bus route to Glasgow city centre and neighbouring villages.

Viewings: Arranged by appointment.

Council Tax: East Dunbartonshire Band C

Home Report: Available upon request.

EER: D

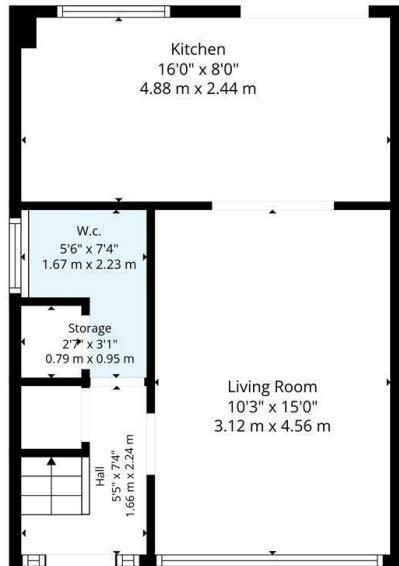
Post Code: G66 3SR

CODA Estates provide a free valuation service. If you are considering selling

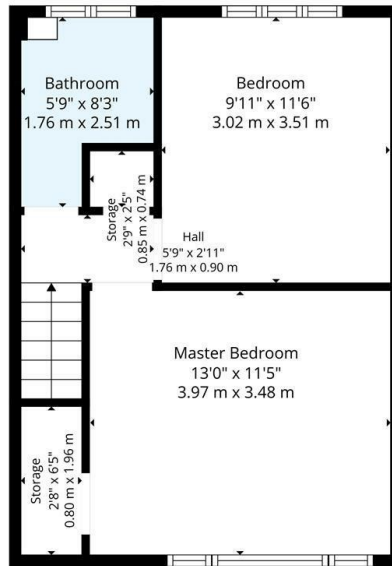
your own home and require any assistance please contact the office on 01417751050.





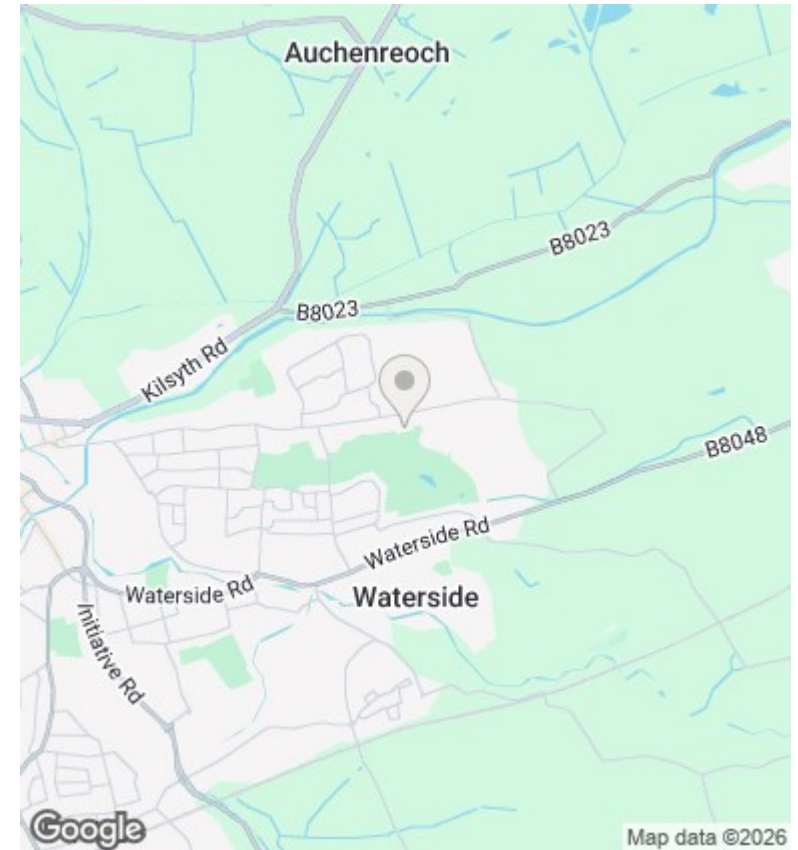


1st Floor



2nd Floor

**TOTAL: 716 sq. ft, 67 m2**  
 1st floor: 366 sq. ft, 34 m2, 2nd floor: 350 sq. ft, 33 m2  
 EXCLUDED AREAS: STORAGE: 32 sq. ft, 4 m2, WALLS: 69 sq. ft, 5 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

C

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>	71	77
(55-68) <b>D</b>		
(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	