



9 Barrhill Road, Kirkintilloch, Glasgow, G66 3PW

Offers Over £215,000

- Immaculately presented three-bedroom semi-detached family home finished to an exceptional standard throughout.
- Modern high-gloss fitted kitchen complete with integrated appliances and excellent storage solutions.
- Elegant family bathroom incorporating a modern three-piece suite and quality tiled surrounds.
- Outstanding summer house with bespoke bar area, ideal for entertaining and social gatherings.
- Conveniently located close to local amenities, highly regarded schooling, transport connections and the scenic Merkland Nature Reserve.
- Stylish dual-aspect lounge and dining area featuring a focal-point fireplace and contemporary interior design.d entertaining.
- Three generously sized bedrooms, all beautifully maintained and presented in true walk-in condition.
- Professionally landscaped gardens providing attractive and easily maintained outdoor living space.
- Detached garage and private driveway offering secure parking, workshop potential and additional storage.
- Energy efficiency rating - D

9 Barrhill Road, Glasgow G66 3PW

An exceptional family home presented in true walk-in condition, this beautifully upgraded three-bedroom semi-detached villa showcases a high standard of finish throughout. Thoughtfully modernised and meticulously maintained, the property offers stylish contemporary interiors, quality fixtures and fittings, and immaculately presented accommodation perfectly suited to modern family living.



Council Tax Band: D



Occupying a desirable position on Barrhill Road, this exceptional three-bedroom semi-detached villa offers a true turn-key opportunity for discerning buyers. Finished to an exacting standard throughout, the property combines stylish contemporary interiors with generous family accommodation, creating a home that is ready to move into and enjoy from day one.

The accommodation is centred around a bright and spacious dual-aspect lounge/dining room, beautifully presented with modern décor and a feature fireplace, providing an elegant yet comfortable space for both everyday family living and entertaining. The impressive fitted kitchen is finished in contemporary high-gloss white cabinetry and complemented by integrated appliances, delivering both style and practicality.

Upstairs, there are three well-proportioned bedrooms, each presented in immaculate condition, together with a modern three-piece family bathroom featuring attractive tiled finishes.

Externally, the property continues to impress with beautifully landscaped gardens designed for low-maintenance enjoyment. A particular highlight is the superb summer house, thoughtfully configured with a bar area, creating the perfect space for entertaining family and friends throughout the year. A garage provides valuable additional storage and secure parking.

The outstanding specification, meticulous presentation and high-quality finishes throughout ensure this is a home that will appeal to a wide range of buyers seeking modern, move-in-ready accommodation.

Ideally situated within easy reach of Kirkintilloch's excellent range of local amenities, including shops, reputable schooling and superb transport links, the property also benefits from close proximity to Merkland Nature Reserve, offering attractive outdoor leisure opportunities on the doorstep.

Early viewing is highly recommended to appreciate the exceptional standard of accommodation on offer.

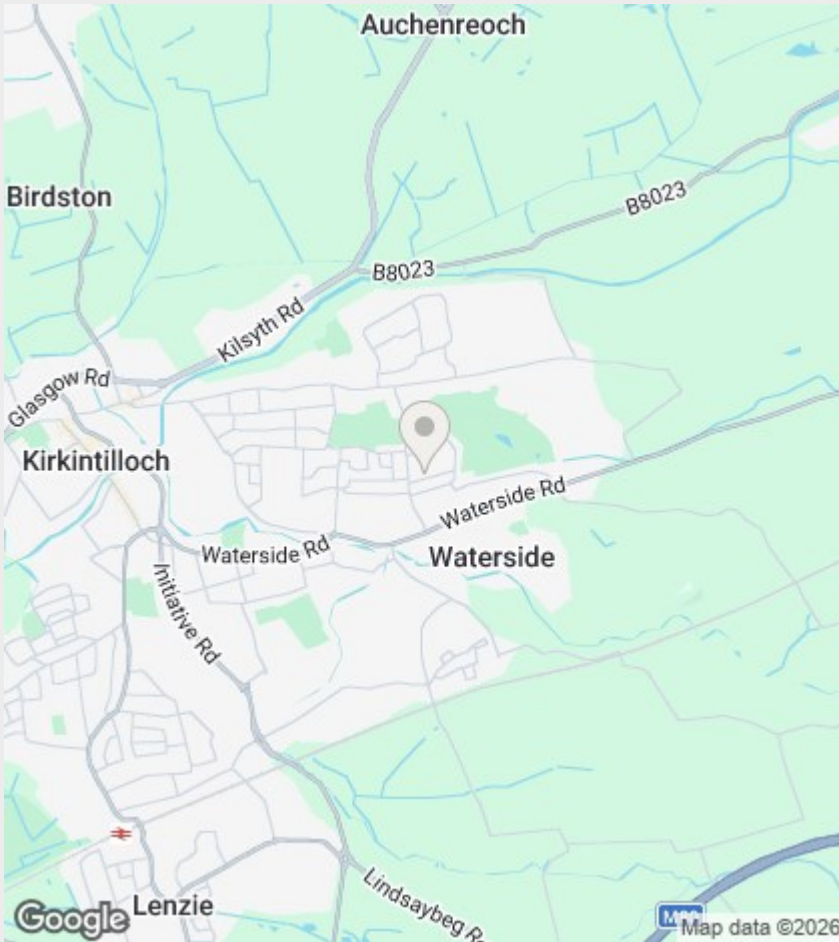
Council Tax: East Dunbartonshire Band D

Home Report: Available upon request.

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

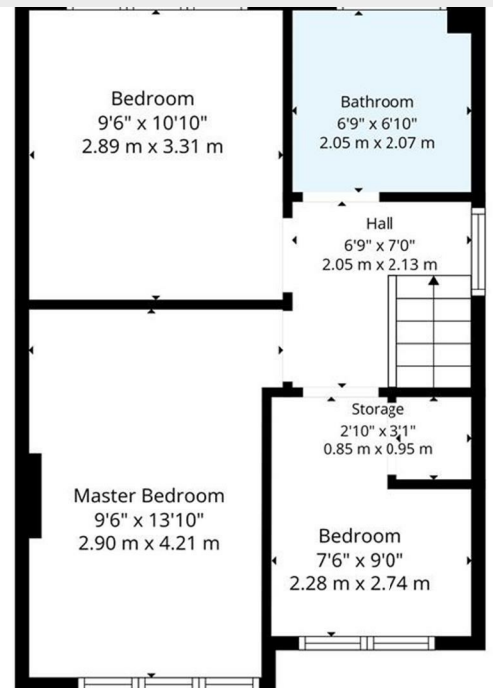
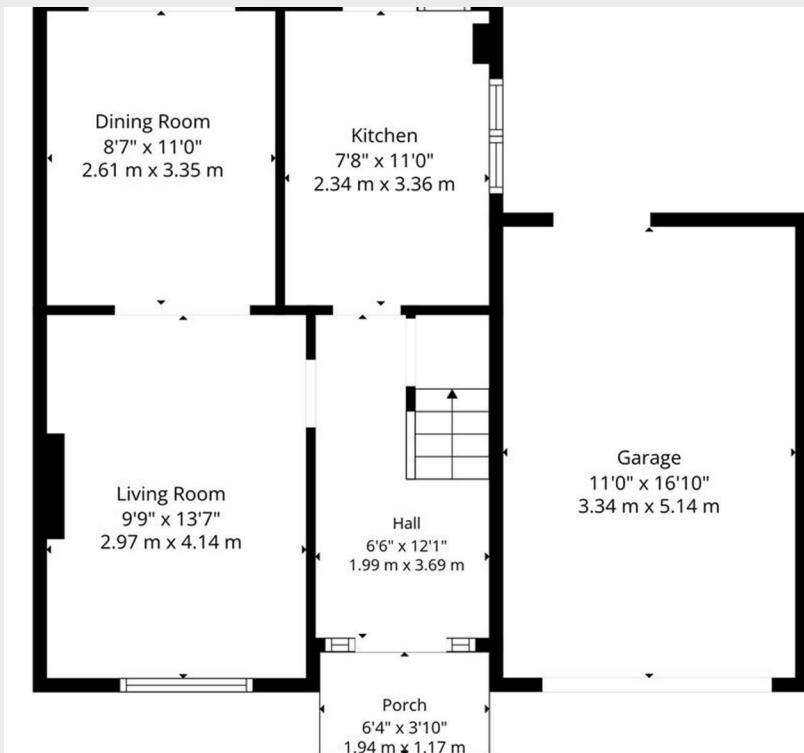
Viewings

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		62	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	



TOTAL: 798 sq. ft, 75 m2

1st floor: 404 sq. ft, 38 m2, 2nd floor: 394 sq. ft, 37 m2

EXCLUDED AREAS: PORCH: 24 sq. ft, 2 m2, GARAGE: 185 sq. ft, 17 m2, STORAGE: 9 sq. ft, 1 m2,

CODA