



7 Lammermoor Crescent, Kirkintilloch, G66 3RL

Offers Over £162,500

- Spacious Family Property
- Phenomenal Potential
- GCH, DG & Loft Space
- EER - E
- 3 Bedroom Semi-Detached
- Spacious Lounge/Dining Room with Patio Doors
- Large Garden Plot with Substantial Driveway & Shed
- A Degree of Modernisation Required Throughout
- Kitchen, Shower Room & Additional Downstairs w/c
- Close To All Local Amenities, Schooling & Transportation Links

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Fabulous opportunity for an array of buyers looking to secure a good, solid, spacious property within a desirable residential location. The property benefits from a great sized garden plot with driveway and generous room dimensions throughout. This 3 bedroom property is conveniently placed for a host of local amenities including shops, schooling and transportation links. Early viewing will be essential. EER - E



Council Tax Band: D



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

The owner established a wonderful home over the years. The front entrance flows directly to the reception hallway and the spacious and bright lounge/dining area runs the full length of the property. The kitchen is accessed from the reception room and has a back door leading externally. The kitchen has ample base/ wall mounted units, a number of appliances and contrasting worktops. The ground floor also benefits from a very useful w/c.

The upper floor is accessed via the staircase from the hall. On this level you will find 2 double bedrooms and a very generous single room. All well presented and the wetroom completes the accommodation

The property boasts an impressive plot which offers the scope for extending/developing the original property subject to the necessary planning constraints. Currently the garden can be used to relax and/or entertain friends or family.

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

Location

Lammermoor Crescent enjoys a peaceful setting within a sought-after residential location of the town. Kirkintilloch has long been regarded as one of East Dunbartonshire's most desirable locales, offering an excellent balance of suburban tranquillity, local convenience, and strong commuter links to Glasgow and beyond.

Kirkintilloch town centre provides an excellent range of amenities, including independent shops, cafés, restaurants, and supermarkets, as well as leisure and fitness facilities at Kirkintilloch Leisure Centre. The nearby Forth & Clyde Canal offers picturesque walking and cycling routes, while the surrounding countryside provides further opportunities for outdoor pursuits.

Schooling in the area is highly regarded, with a choice of well-rated primary and secondary schools nearby, making the location particularly appealing to families.

For commuters, the property is ideally positioned for access to the M80 and M8 motorways, offering easy travel to Glasgow, Stirling, and Edinburgh. Lenzie Train Station is just a short drive away, providing regular rail services to Glasgow Queen Street and Edinburgh.

Combining peaceful surroundings, excellent local amenities, and convenient transport connections, Kirkintilloch continues to be one of the most desirable places to live in East Dunbartonshire.

Viewings: Arranged by appointment.

Council Tax: East Dunbartonshire Band D

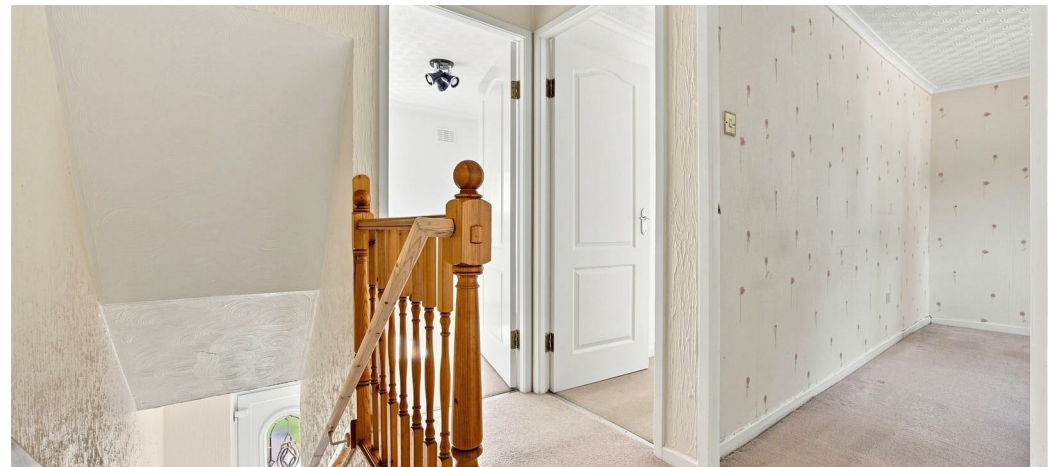
Home Report: Available upon request.

EER: E

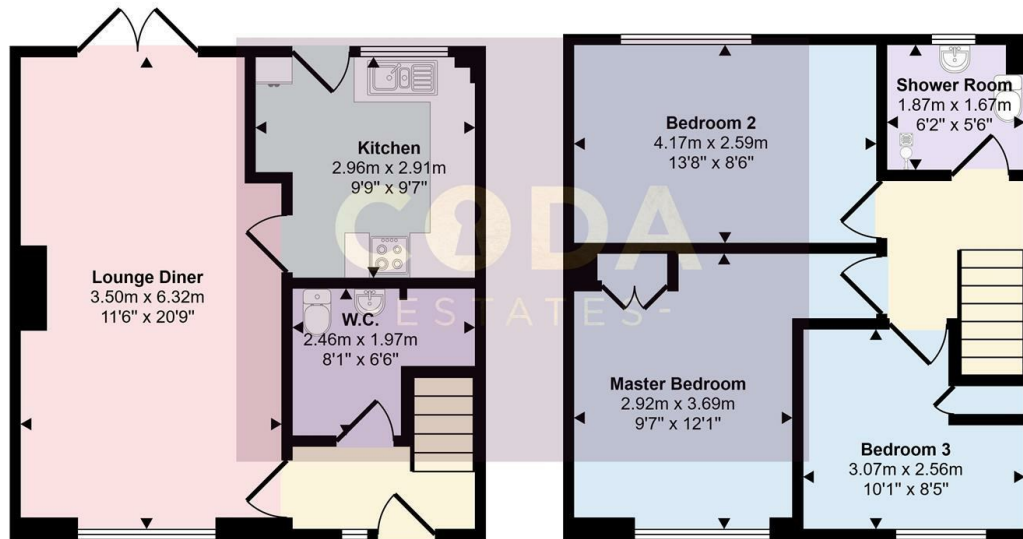
Post Code: G66 3RL

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

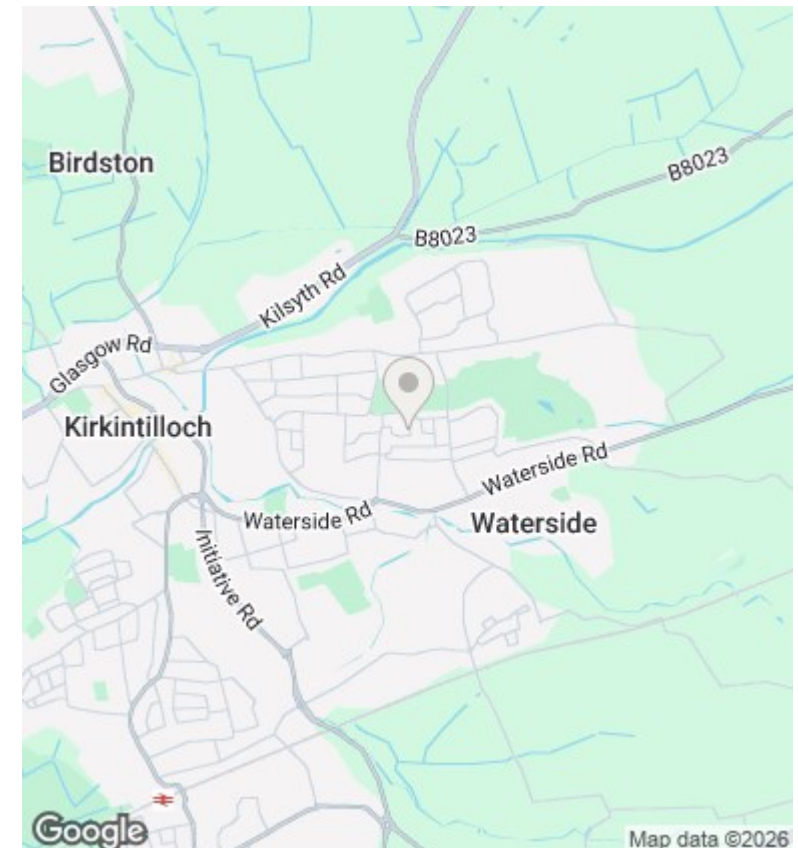




Approx Gross Internal Area
79 sq m / 845 sq ft



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.



Directions

Viewings

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

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC