



11 Briar Road, Kirkintilloch, Glasgow, G66 3SA

Offers Over £235,000

- Spacious principal lounge, ideal for relaxation and entertaining.
- Well-appointed fitted kitchen benefiting from the property's extended ground-floor layout.
- Contemporary ground-floor shower room with an attractive tiled finish.
- Substantial private gardens offering excellent space for outdoor activities, entertaining and gardening.
- Desirable Kirkintilloch setting with convenient access to local amenities, schools, transport connections and town-centre facilities.
- Extended family accommodation providing an additional dining/reception room with flexible uses.
- Three generous bedrooms, including a particularly spacious principal bedroom with fitted storage.
- Versatile living arrangement suitable for families, guests, home working or children's needs.
- Private driveway and detached garage providing off-road parking, storage and potential for alternative uses.
- Energy efficiency rating - D

11 Briar Road, Glasgow G66 3SA

Occupying a generous and peaceful plot within a popular residential area of Kirkintilloch, this extended three-bedroom semi-detached home offers spacious and flexible accommodation, together with a large private garden, detached garage and private driveway.



Council Tax Band: D



The accommodation begins with a welcoming entrance hallway leading to the principal living accommodation. The exceptionally generous lounge, measuring nearly 23' in length, provides an excellent space for relaxing and entertaining. The property has been extended allowing the formation of a separate dining room, offering a further reception space which could equally be utilised as a family room, home office or playroom depending on the purchaser's needs.

The well proportioned fitted kitchen also benefits from the extended lower layout, while a bright contemporary ground-floor shower room with tiled finish completes the accommodation on the ground floor.

On the first floor, there are three well-proportioned bedrooms. The master bedroom is particularly generous and offers fitted storage solutions, with the remaining two bedrooms providing useful accommodation for children, guests or home working. The flexible arrangement of the property makes it an ideal proposition for growing families or buyers looking for additional living space.

Externally, the property is a particularly attractive proposition. It sits on a large garden plot, providing excellent private outdoor space with plenty of room for children, entertaining or gardening. A private driveway provides valuable off-street parking and leads to a detached garage, offering useful storage and further potential for a variety of uses.

Located in a quiet yet popular part of Kirkintilloch, the property is well placed for access to local amenities, schools, transport links, and the wider facilities of the town.

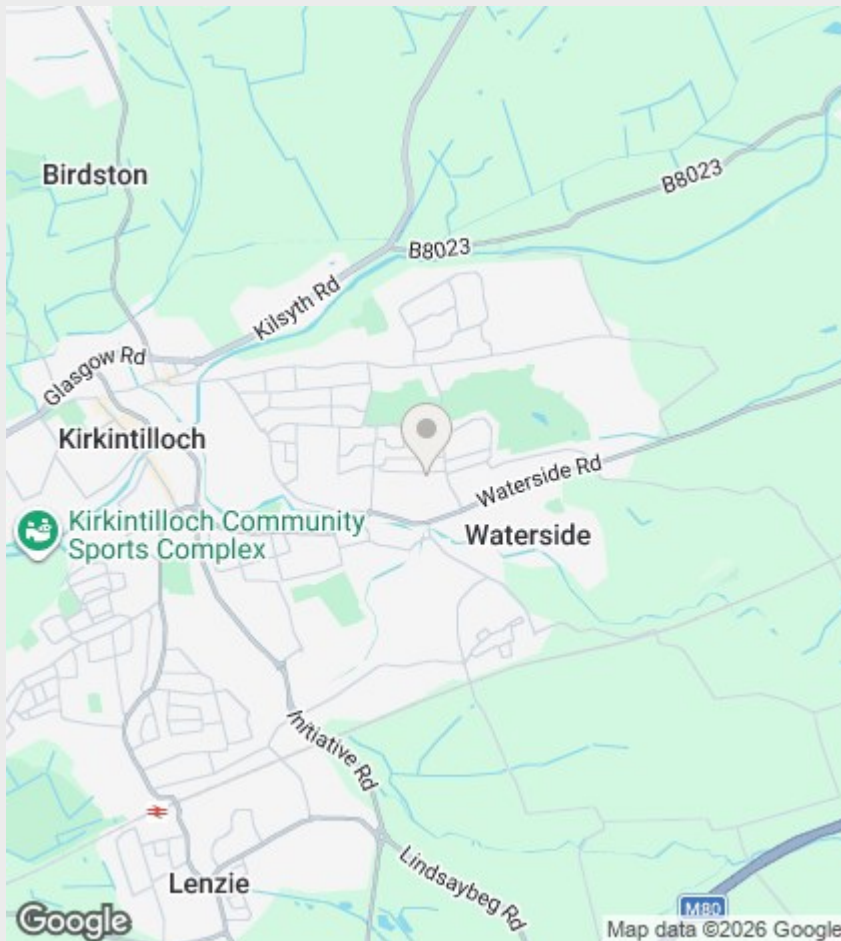
Council Tax: East Dunbartonshire Band D

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	63	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		

