CODA
-ESTATES-







29 Briar Road, Kirkintilloch, Glasgow, G66 3SA

Offers Over £390,000

- Generous Detached Family Property
- 4 Reception Areas
- 4 Bedrooms - Master Ensuite, Study/Office & Additional w/c
- EER - D
- Professional Extended & Developed
- Tasteful Dining Kitchen with Utility Off
- GCH, DG, Adequate Storage Throughout and Substantial Driveway
- Exceptional South Facing Private Garden Plot
- Family Bathroom
- Close to All Local Amenities, Schooling & Transportation Links

2-4 Heath Avenue, Lenzie, Glasgow, G66 4LG
01417751050

sales@codaestates.co.uk
www.codaestates.co.uk

29 Briar Road, Glasgow G66 3SA

Situated within an exceptional plot this outstanding four/five bedroom detached villa offers enviable family accommodation. The home has been finished to a high standard throughout, with extensive/flexible living accommodation, generous bedrooms (the master boasting ensuite facilities) and exceptional private gardens creating a truly unique family home. Located within a popular residential location early viewing will be imperative. EER - D

4 2 1 D

Council Tax Band: F





Occupying an enviable plot within this highly desirable residential setting, this impressive detached villa offers exceptional family living with spacious accommodation extending across three levels.

The welcoming entrance hallway gives access to the main apartments. To the front, a formal lounge enjoys an abundance of natural light and flows effortlessly to the formal dining space/ further reception room. The owners have professionally extended the property providing a downstairs playroom and separate home office (bedroom 5). The stylish kitchen and dining area forms the real hub of the home, featuring an extensive range of contemporary cabinetry, quality integrated appliances and generous workspace, all perfectly designed for everyday family life and entertaining alike.
A practical utility room and bathroom complete the lower level.

Upstairs, the sense of space continues, with the staircase splitting in both directions To one side the impressive principal suite benefits from a beautifully appointed en-suite shower room and built in wardrobe storage. To the other side of the landing are the remaining 3 bedrooms which are all generous in size and served by a useful w/c. Excellent built-in storage further enhances the practicality of the home.

Set within expansive, mature gardens, the home enjoys an exceptional degree of privacy rarely found, with extensive lawned areas and a large patio area. The substantial grounds provide the perfect setting for outdoor entertaining, family living and peaceful enjoyment of the surrounding landscape. A sweeping, mono blocked driveway provides ample off-street parking.

Rarely do homes combining such generous internal proportions, exceptional privacy and a plot of this magnitude become available. This is an outstanding family home that must be viewed to be fully appreciated.

School Catchment - Briar Road is conveniently located within the catchment for Oxgang Primary, Holy Trinity Primary, Kirkintilloch High 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
Council Tax Band - F

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




Relax
Play





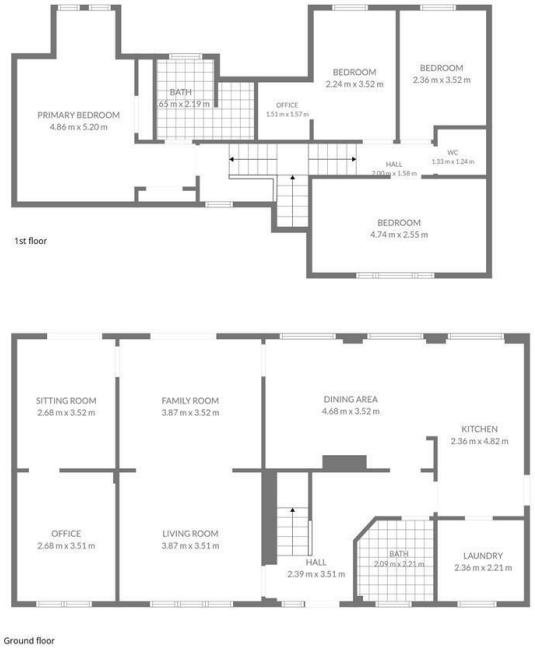






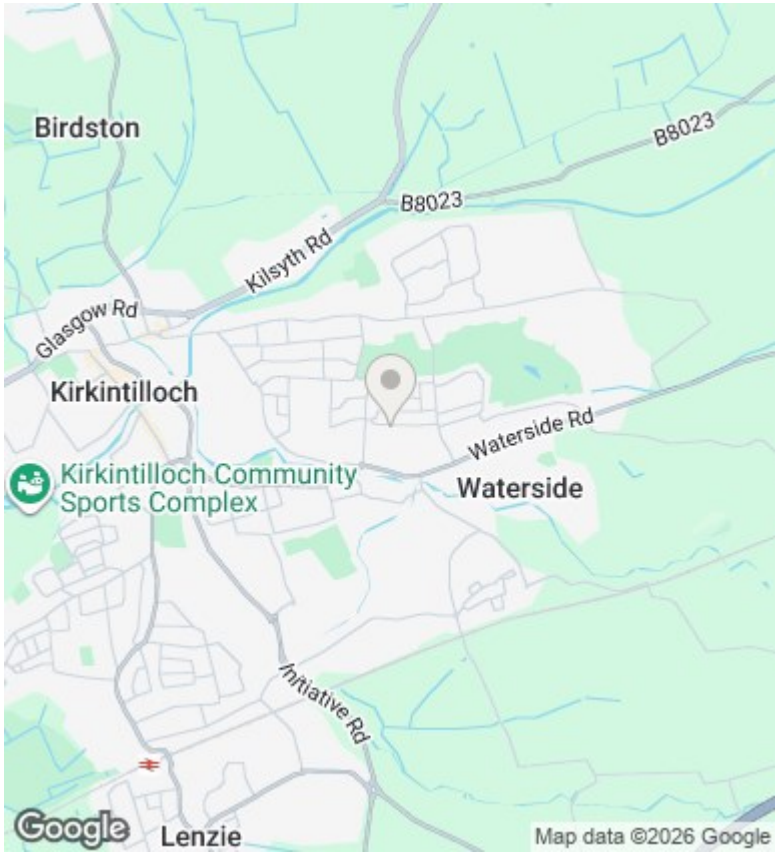






TOTAL: 164 m2
Ground floor: 98 m2, 1st floor: 66 m2
EXCLUDED AREAS: WALLS: 14 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



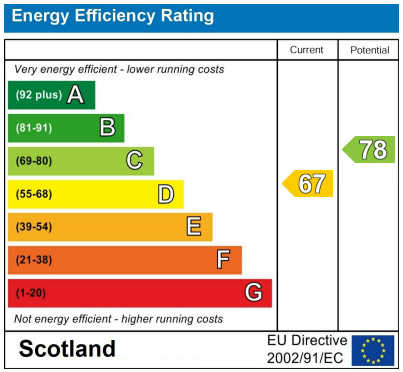
Directions

Viewings

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

Council Tax Band

F



2-4 Heath Avenue, Lenzie, Glasgow, G66 4LG
01417751050

sales@codaestates.co.uk
www.codaestates.co.uk