



9 Roman Road, Kirkintilloch, G66 1EE

Offers Over £295,000

- Substantial Detached Bungalow - Modernisation Required
- 3 Bedrooms
- Kitchen and Rear Porch
- Private Gardens, Driveway, Garage
- EER- D
- Popular Quiet Residential Location
- Spacious Lounge & Separate Dining Room
- South Facing Conservatory
- Close to Local Amenities
- Council Tax Band- E

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Set within a highly sought-after residential pocket of Kirkintilloch, this delightful three-bedroom bungalow offers a rare opportunity to acquire a spacious home within close proximity to the town centre.



Council Tax Band: E



The property enjoys a private and exclusive setting and provides well-proportioned accommodation throughout. Upon entering, a welcoming hallway leads to an impressive and generously sized lounge, ideal for both relaxing and entertaining. Just off the lounge, a bright south-facing conservatory offers an excellent additional living space, overlooking the gardens and benefiting from an abundance of natural light.

The kitchen is fitted with a range of floor and wall-mounted units and provides access to a convenient rear porch. To the front of the property, a generous dining room offers further flexible living space, perfect for family meals or formal entertaining.

The accommodation is completed by three well-proportioned bedrooms and a family bathroom.

Externally, the property boasts beautiful, mature private gardens, providing a peaceful outdoor retreat.

While the property would benefit from a degree of modernisation, it has been well maintained throughout and offers excellent potential for buyers to personalise and add value.

Early viewing is highly recommended, as opportunities to acquire a bungalow in such a desirable location are rare.

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

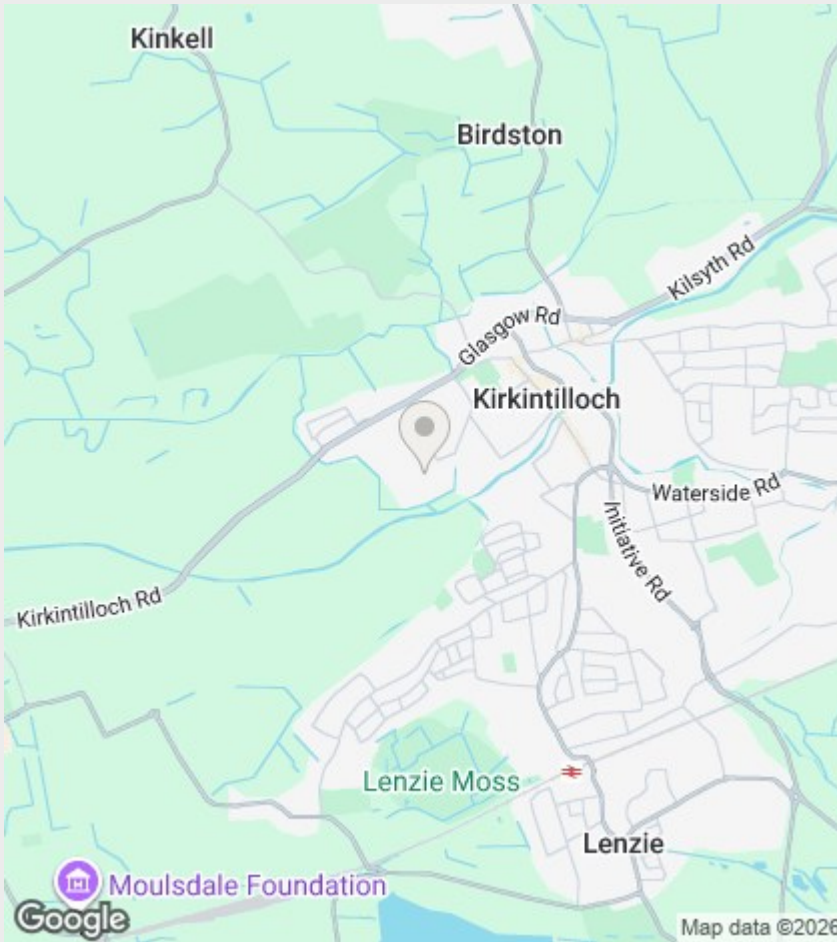
Viewings By Appointment

EER - D

Council Tax Band - E







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		65	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

