



5 Old Aisle Road, Kirkintilloch, Glasgow, G66 3HH

Offers Over £230,000

- Excellent Residential Location
- Stylish Open Plan Dining Kitchen
- Landscaped Garden Ground
- EER - D
- Finished to an Exceptional Specification Throughout
- Generous Lounge to the Front
- GCH, DG, Driveway, Garage & Adequate Storage
- 3 Bedroom Semi-Detached Property
- Tasteful Bathroom with Vanity Storage
- Close to Local Amenities, Transportation Links and Reputable Schooling

5 Old Aisle Road, Glasgow G66 3HH

*** Under Offer - Similar Properties Urgently Required For Waiting Buyers ***This is a tremendous opportunity to acquire a wonderful family home, located within a desirable residential location of Kirkintilloch. The current owners have created a magnificent property, developed and finished to an exceptional specification throughout. This 3 bedroom semi- detached will attract an array of discerning buyers and early viewing will be essential. For further details or to arrange a viewing please contact the office on 01417751050. EER - D



Council Tax Band: D



An attractive three bedroom semi detached villa located within a highly desirable pocket of Kirkintilloch. The current owners have created a wonderful home which will appeal to a wide variety of discerning purchasers. This delightful property is conveniently placed within easy reach of all local amenities, the town centre, transportation links as well as schooling at both primary and secondary level.

The accommodation comprises: welcoming entrance hallway, spacious lounge over looking the front garden. The attractive open/plan dining kitchen creates a real family hub, well appointed with ample base and wall mounted units and a selection of integrated appliances. There is a useful rear porch off the kitchen allowing access externally.

On the first floor there are two well presented double bedrooms and a further single bedroom.. The stylish bathroom benefits from contrasting tiles, vanity storage and thermostatic shower. The loft can be accessed from the upper landing.

This property is further enhanced by gas heating, double glazed windows, driveway and garage. The attractive gardens to front and rear have been well tended and thoughtfully designed to provide an ideal out door space for relaxing and/or entertaining. The rear garden is fully enclosed perfect for pets and young children.

Room Dimensions

Entrance Porch

Lounge - 5.10m x 4.15m

Dining Kitchen - 7.10m x 3.50m

Master Bedroom - 4.00m x 3.05m

Bedroom 2 - 3.60m x 3.05m

Bedroom 3 - 3.23m x 2.35m

Bathroom Room - 2.05m x 1.90m

Location

Amenities: Kirkintilloch offers a vast selection of local amenities including good quality restaurants, shops, bars, supermarkets and the recently developed Southbank Marina. There are also numerous leisure facilities including Kirkintilloch leisure centre which houses an swimming pool and various sporting clubs, Kirkintilloch Bowling Club, various water sports including, canoeing, rowing, golf courses in both Kirkintilloch and neighbouring Lenzie where there is also tennis courts and Lenzie Rugby Club

Transport Links: Kirkintilloch is conveniently placed within easy reach of Glasgow city centre and Edinburgh. Property is a short drive to Lenzie train station, or a couple of minute car journey to M80 connecting to the main M8 motorway with links across central Scotland. There is also a regular bus route to Glasgow city centre and neighbouring villages.

Home Report Available on Request

EER - D

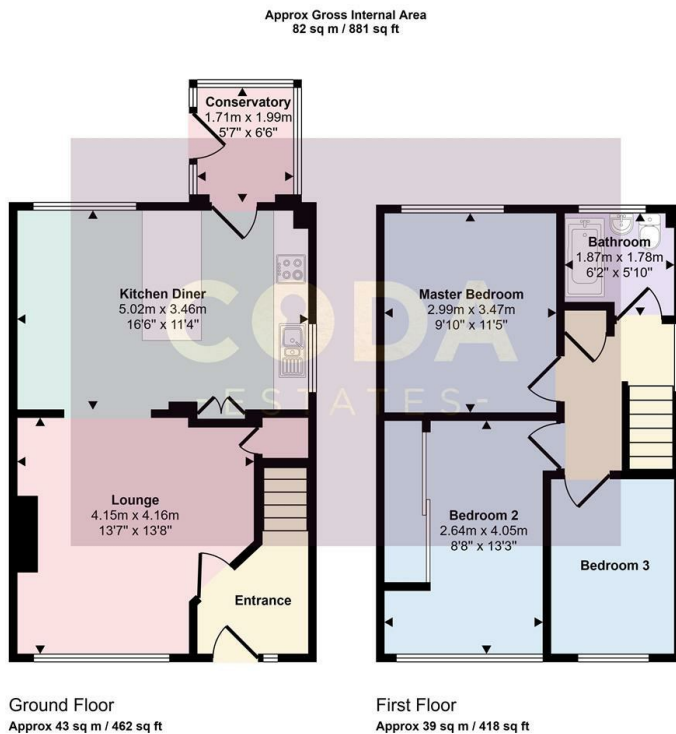
Council Tax Band - D

Viewings: Arranged by appointment.

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







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		77
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC