



## 3 Caurie View, Kirkintilloch, Glasgow, G66 3NG

Offers Over £215,000

- Rarely Available Semi-Detached Bungalow
- Immaculately Presented
- 2 Spacious Double Bedrooms
- Large Summer House with WC
- Rural Outlook on the Periphery of Kirkintilloch
- Extensively Renovated Throughout
- Open Plan Lounge Kitchen Layout
- Professionally Landscaped Gardens
- Planning Permission for Loft Conversion
- EER - D

# 3 Caurnie View, Glasgow G66 3NG

Nestled in the charming area of Caurnie View, Waterside, this delightful bungalow offers a perfect blend of comfort and convenience. The layout is designed to maximise space and light, creating a warm and inviting environment throughout.

This bungalow at Caurnie View presents a wonderful opportunity for anyone looking to settle in a friendly community with all the comforts of modern living. Don't miss your chance to make this charming property your new home.



Council Tax Band:



This rarely available, semi-detached bungalow cottage on the periphery of Kirkintilloch offers a deceptively spacious home all on the level. Extensively renovated throughout by the present owners and immaculately presented, the standard of finish on offer is immediately apparent as you step through the front door. A desirable open plan layout maximises use of the space and hosts the main lounge and contemporary fitted kitchen, whilst the property's two large double bedrooms and shower-room can be accessed off. A set of French doors and a further full-length glass door utilise the property's south-west facing elevation to flood the lounge with natural light, and the reflected warmth of the natural hardwood flooring contributes to the inviting feel of this impressive space, with a wood-burning stove providing an extra layer of cosiness on cold winter's nights. The newly fitted kitchen is finished in contemporary matt black with complementary wooden work surfaces and backsplashes. Both of the property's double bedrooms are generously portioned, and bedroom two has full height bespoke fitted wardrobes. Completing the internal accommodation is a newly fitted shower-room with double walk-in shower and wet wall finish. Externally the home boasts a beautiful, fully enclosed, south-facing, professionally landscaped garden, replete with decked seating area, astro-turfed lawn, and Porcelain paving, ideal for enjoying long summer days. The garden also plays host to a large summer house, offering an additional reception space and convenient wc, perfect for a myriad of uses including outdoor entertaining, work space, or private retreat away from the main house. Further benefits include upgraded GCH, UPVC DG, planning permission for an attic conversion, private parking, and an additional small plot of land. This property has the appeal of a rural setting whilst still having the convenience of the numerous available local amenities in both Kirkintilloch and Lenzie, and an early viewing is highly advised.

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.

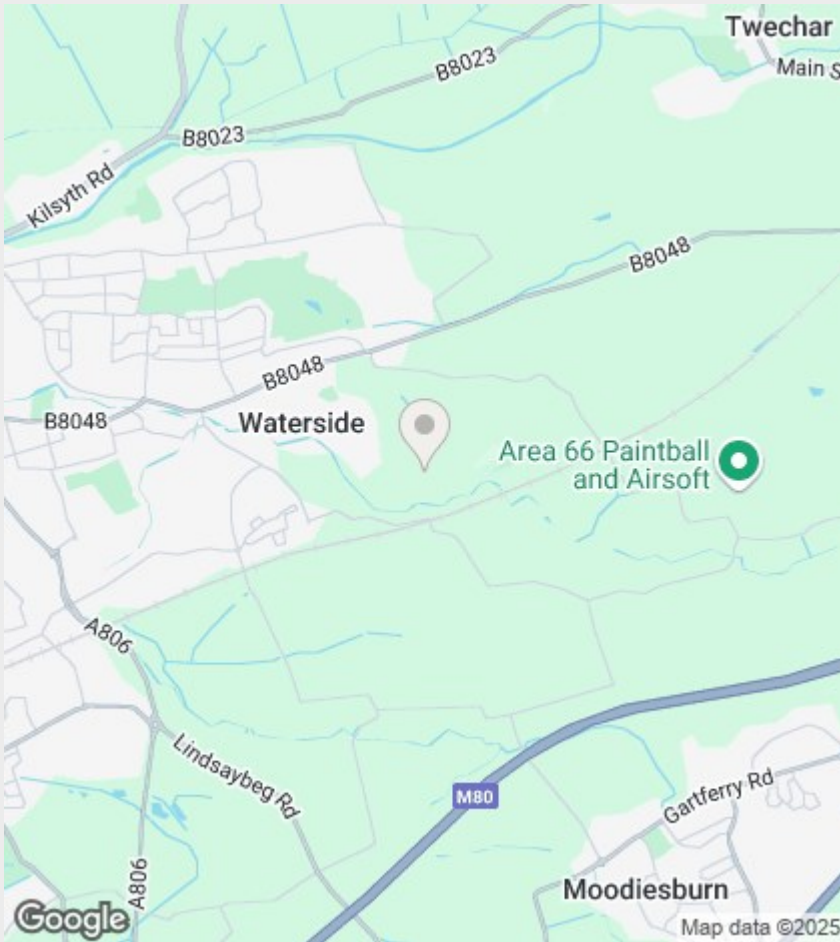
Transport Links: Kirkintilloch is conveniently placed within easy reach of Glasgow city centre and Edinburgh. The property is a short drive to Lenzie train station, or a couple of minutes car journey to the M80 connecting to the main M8 and M9 motorways with links across central Scotland.

Home Report Available on Request  
EER - D

Council Tax Band - C

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

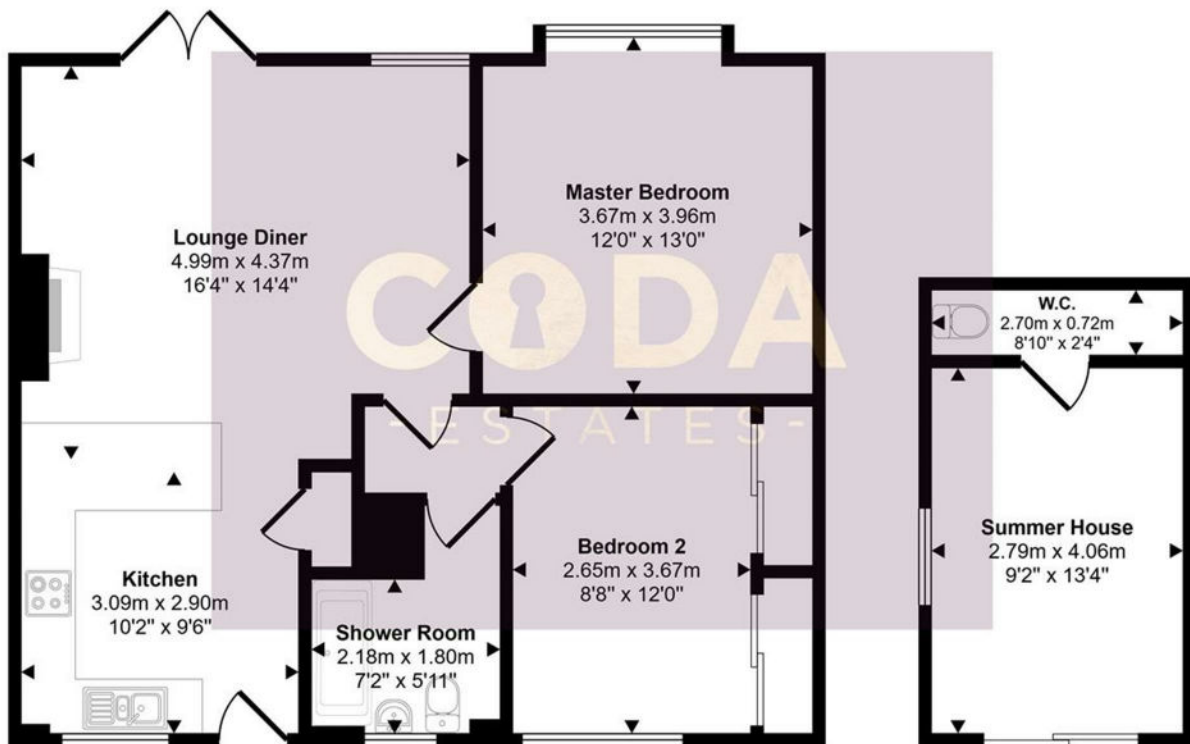
Viewings by arrangement only. Call 01417751050 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

66 sq m / 660 sq ft



**Floorplan**  
Approx 66 sq m / 714 sq ft

**Outbuilding**  
Approx 14 sq m / 146 sq ft