



## Blair Craig Cottage, 71 Low Craigends, Kilsyth, Glasgow, G65 0NZ

Offers Over £270,000

- Detached Family Home
- Additional Self Contained 1 Bedroom Home
- 2 Reception Rooms
- Detached Garage, Driveway, DG & GCH
- Close to All Local Amenities
- Immaculately Presented
- 3 Double Bedrooms
- 2 Shower-rooms
- Large Garden Plot with Development Potential
- EER - D



# 71 Low Craighends, Glasgow G65 0NZ

Nestled in the charming area of Low Craighends, Kilsyth, this delightful detached home offers a perfect blend of comfort and convenience. The added attraction is that the property has an additional self contained 1 bedroom home adjacent with a plethora of possible uses.

The layout of both homes promotes a sense of openness and light, creating a warm and inviting environment throughout.

The surrounding area boasts a friendly community and is well-connected to local amenities, making it an excellent choice for anyone looking to settle in a tranquil yet accessible location.

This impressive property is not just a house; it is a place where memories can be made. Whether you are a first-time buyer or looking to downsize, this property presents a wonderful opportunity to enjoy comfortable living in a picturesque setting. Do not miss the chance to make this charming property your new home.



Council Tax Band: D



The main home, Blair Craig Cottage, originally a bungalow, but now boasting a convenient attic conversion, has been finished to a high standard throughout, and offers all of the features you would expect from a property of it's era blended with the best of modern living. High ceilings and spacious accommodation are the hallmark of this impressive family home. At the heart of the home is the main reception, currently configured as a large dining room with stairs ascending to the afore-mentioned attic conversion. The front facing bedroom is presently utilised as a large lounge with focal fireplace, and the current Master bedroom occupies the rear corner of the lower accommodation. Adjacent to the bedroom is the main Shower-room boasting a double walk-in shower, wet wall finish, distinctive herring-bone flooring and chrome fixtures. The modern fitted kitchen is accessed from the rear of the dining room and offers a selection of floor and wall mounted units as well as a large range, washing machine and dishwasher. The attic conversion is comprised of a large reception room, with velux windows, a spacious double bedroom with fitted wardrobes, and an en-suite bathroom complete with 3 piece white suite and shower over bath.

To the side of the main dwelling, a former garage has been fully converted to provide an additional stunning 2 storey property, offering a multitude of uses and ideally suited for multi-generational living. Comprising open plan lounge kitchen, utility/office, main shower-room, and master bedroom with en-suite wet-room. Contemporarily styled and impeccably finished throughout, with tiled flooring, high spec fitted kitchen, and full height windows to flood the space with natural light.

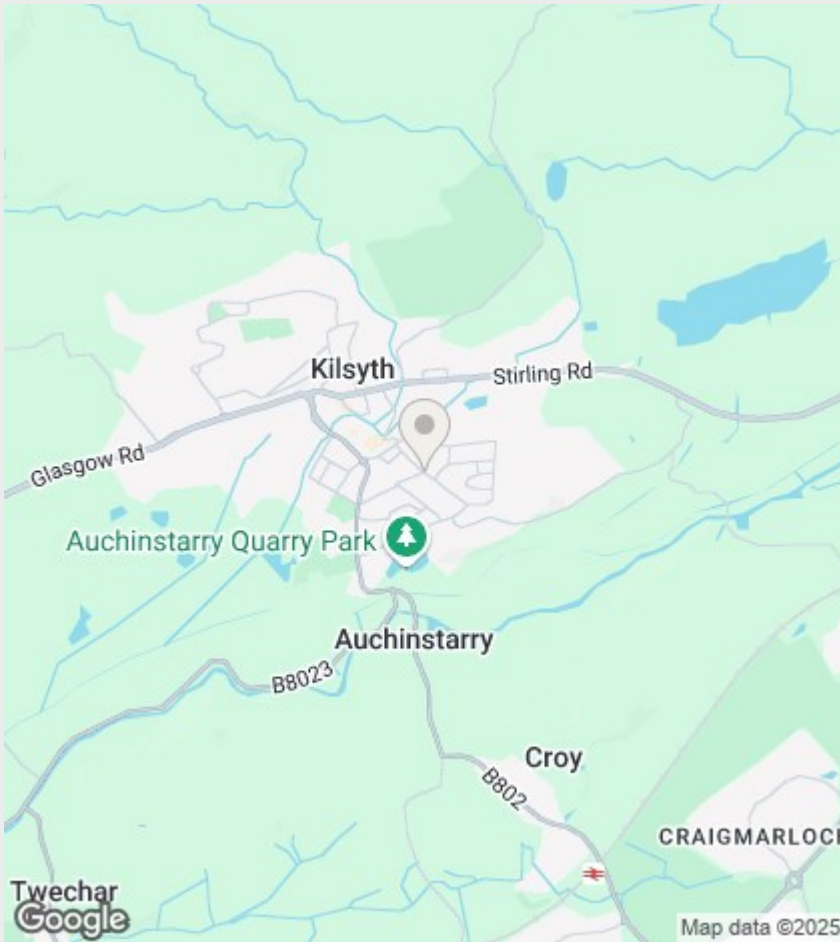
The properties occupy a secluded cul-de-sac position, with a large private garden plot to the rear laid mainly to lawn and encircled with mature vegetation. Further benefits include GCH, DG, a detached single garage and driveway.

#### Location

Kilsyth offers a number of amenities including shops, health & leisure, primary & secondary school and sports facilities as well as a number of historic tourist attractions. Nearby Croy railway station provides a regular link with Glasgow, Edinburgh and Stirling on to North & South. All major motorway networks are only a short drive away, as are Loch Lomond and the Trossachs and many more scenic locations.

Home Report available on Request  
Viewings Strictly By Appointment  
Council Tax - North Lanarkshire Band D Annexe Band A  
EER - D

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

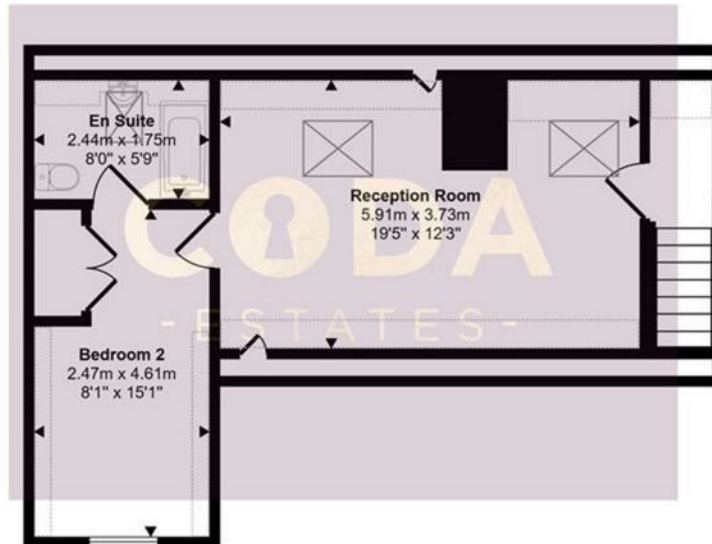
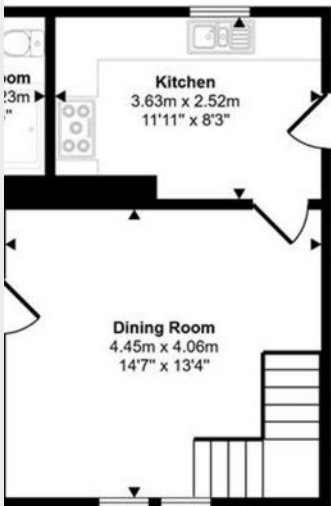
Viewings by arrangement only. Call 01417751050 to make an appointment.

## EPC Rating:

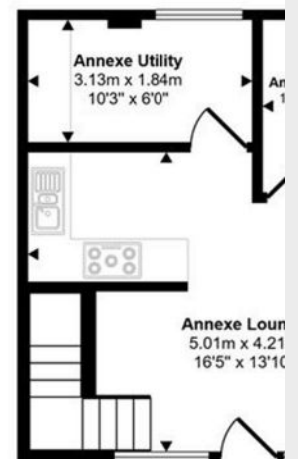
D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Approx Gross Internal Area  
172 sq m / 1852 sq ft



First Floor  
Approx 49 sq m / 528 sq ft



Annex Ground Floor  
Approx 31 sq m / 329 sq ft

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.