



1 Alloway Terrace, Kirkintilloch, Glasgow, G66 2RG

Offers Over £145,000

- Extended Semi-Detached Home
- 2 Double Bedrooms
- Spacious Lounge Diner
- Enclosed Rear Garden and Private Driveway
- Walking Distance to Local Amenities
- Large Corner Plot
- 2 Bathrooms
- Fully Fitted Kitchen
- Proximity to Excellent Transport Links
- EER - C

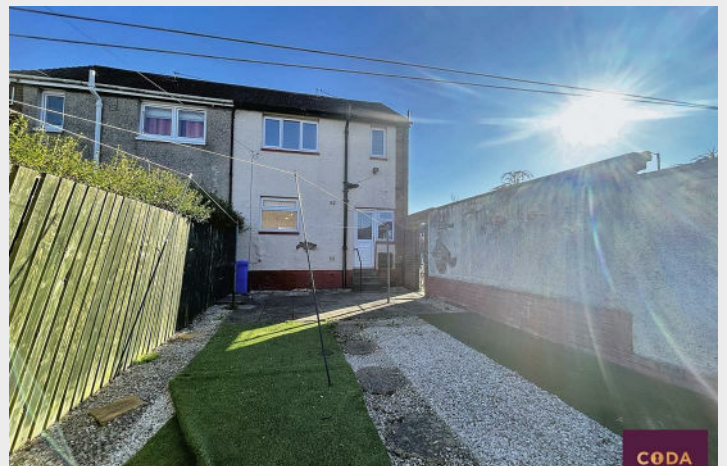
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Nestled in the charming area of Alloway Terrace, Kirkintilloch, this delightful semi-detached house offers a perfect blend of comfort and convenience. The property features two well-proportioned bedrooms, making it an ideal choice for small families or professionals seeking a peaceful retreat. The layout is thoughtfully designed, ensuring that every corner of the home is utilised effectively.

In summary, this semi-detached house on Alloway Terrace presents an excellent opportunity for those looking to settle in a welcoming neighbourhood. With its practical layout, ample parking, and comfortable living spaces, it is a property that truly deserves your attention.



Council Tax Band: C



CODA

Positioned within a large corner plot, is this spacious semi-detached home private gardens and off street parking. Extended to the front and side giving additional floor space and boasting two bathrooms, which is a significant advantage for busy households, providing ample facilities for all residents.

Internally the property opens to a spacious reception hallway with deep storage cupboard leading to the dual aspect lounge-dining room. The fully fitted kitchen affords access top the rear garden and offers a range of base and wall mounted units as well as integrated oven and gas hob. Within the extension is a convenient, well-proportioned shower room and w/c. On the upper level you'll find two generous double bedrooms and the 3 piece family bathroom. Further benefits include GCH and DG.

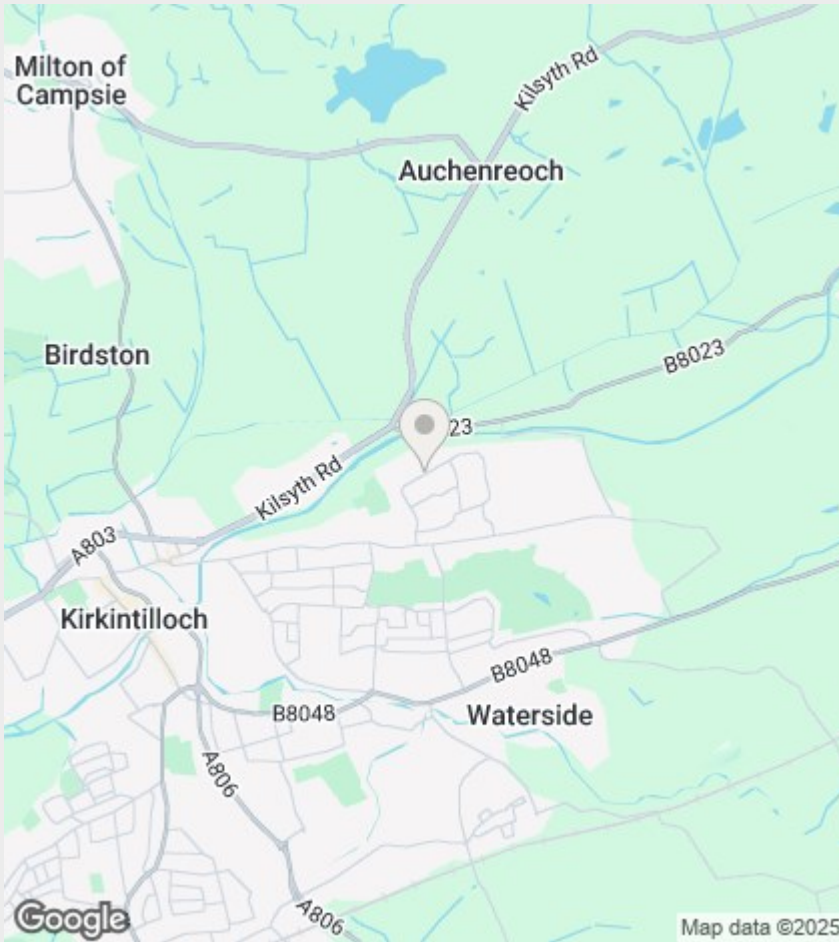
Externally the property sits on a substantial corner plot offering the possibility of further development. The garden offers low maintenance and is laid with patio and decorative chip. The side garden incorporates a generously sized driveway with off-street parking for multiple vehicles. The rear garden is fully enclosed making it ideal for small children and pets.

Schooling: Harestanes Primary School, Holy Trinity Primary School, Kirkintilloch High School & St Ninians High School.

Harestanes is a popular residential area walking distance to local amenities and schooling, with a regular bus route to Kirkintilloch town centre and neighbouring villages. It also boasts Merkland shopping centre, encompassing a well reputed local bar & restaurant, grocery store, post office, bakery, gift shop, opticians, and various takeaways.

Home Report Available on Request
Council Tax - East Dunbartonshire Band C
EER - D
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

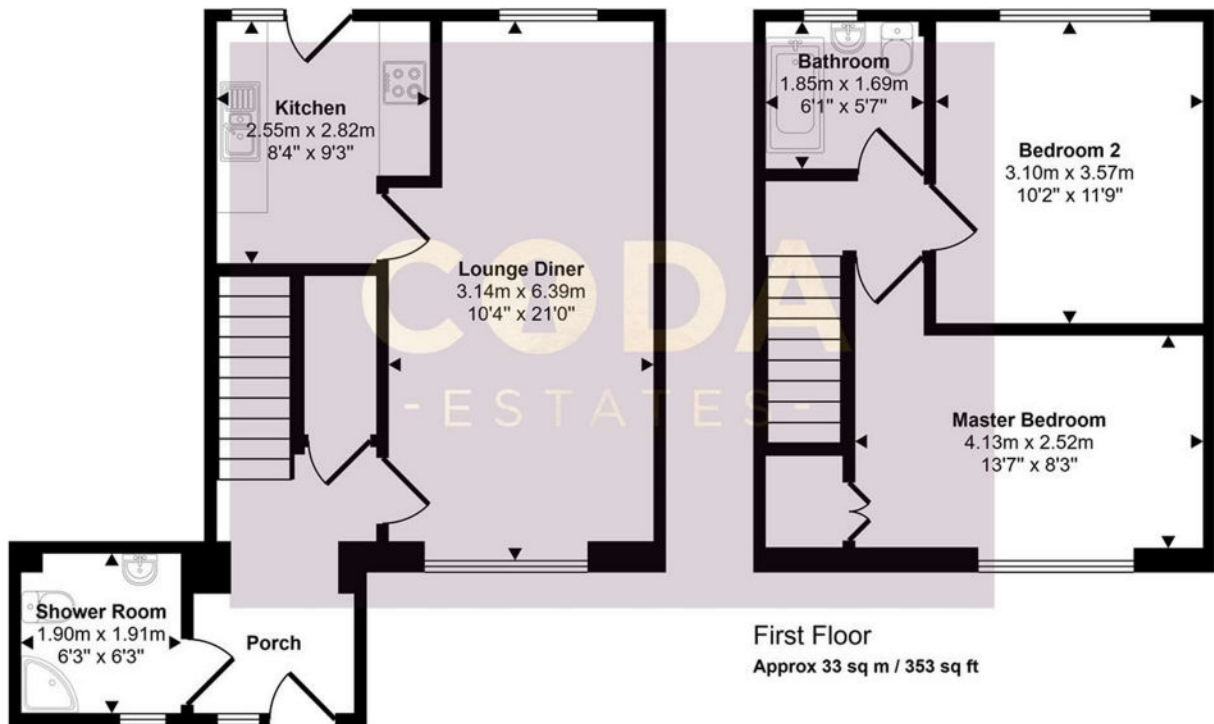
Viewings by arrangement only. Call 01417751050 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C			
(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	

73 sq m / 789 sq ft



Ground Floor
Approx 41 sq m / 437 sq ft

First Floor
Approx 33 sq m / 353 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate.