



## 110 Redbrae Road, Kirkintilloch, Glasgow, G66 2DD

Offers Over £195,000

- Generous 3 Bedroom Semi-Detached Property
- Welcoming Reception Hallway
- Level Garden Plot , Substantial Driveway & Garage
- EER - D
- Popular Residential Area
- Open Plan Lounge/Dining Area
- Partially Floored Attic with Ladder
- Well Maintained and Presented Throughout
- Stylish Kitchen with Rear Porch/Larder Off
- Close to Local Amenities & Transportation Links

# 110 Redbrae Road, Glasgow G66 2DD

\*\*\* Closing Date Established for Wed 23rd April @ 12noon \*\*\* Stunning family property presented to an exceptional standard throughout. The current owners have lovingly maintained the home creating a wonderful family home. Benefiting from a large level plot with driveway & garage. Conveniently positioned close to all local amenities and transportation links. Early viewing is imperative to avoid disappointment. EER - D



Council Tax Band: C





Located within a popular residential area of Kirkintilloch, occupying a generous level plot. The current owners have maintained and presented the home to a high standard throughout creating a marvellous family home over two levels. Early viewing is strongly advised.

Accommodation comprises, welcoming reception hallway, stylish open plan lounge/dining with French doors to the rear, stylish kitchen with ample storage, a number of integrated appliances and contrasting work surfaces. There is a useful rear porch with larder cupboard which has a side door leading externally.

On the upper level the property boasts three bright double bedrooms (all benefiting from built in storage) and the family bathroom with shower over the bath and vanity storage.

Externally the property occupies an incredible plot. The rear garden has a patio area to provide an outdoor entertaining space, there is large grassed area and the substantial driveway to the frontside provides adequate off street parking. The garage has a useful pitched roof (additional storage could be created), has a DG window unit installed and new side door.

#### Room Dimensions

Entrance Hallway - 3.39m x 2.08m

Lounge/Diner - 6.51m x 5.02m

Kitchen - 3.62m x 2.93m

Rear Porch

Master Bedroom - 4.17m x 3.01m

Bedroom 2 - 3.12m x 2.91m

Bedroom 3 - 3.17m x 2.86m

Bathroom - 1.75m x 1.62m

#### Location

Amenities: Kirkintilloch offers a vast amount of amenities including good quality restaurants, shops, bars, supermarkets and the recently developed

Southbank Marina. There are also numerous leisure facilities including Kirkintilloch Leisure Centre and various sporting courts / clubs, Kirkintilloch Bowling Club, various water sports on the canal including, canoeing, rowing, there are also 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.

Viewings: Arranged by appointment.

Council Tax: East Dunbartonshire Band

Home Report: Available upon request.

EER: D

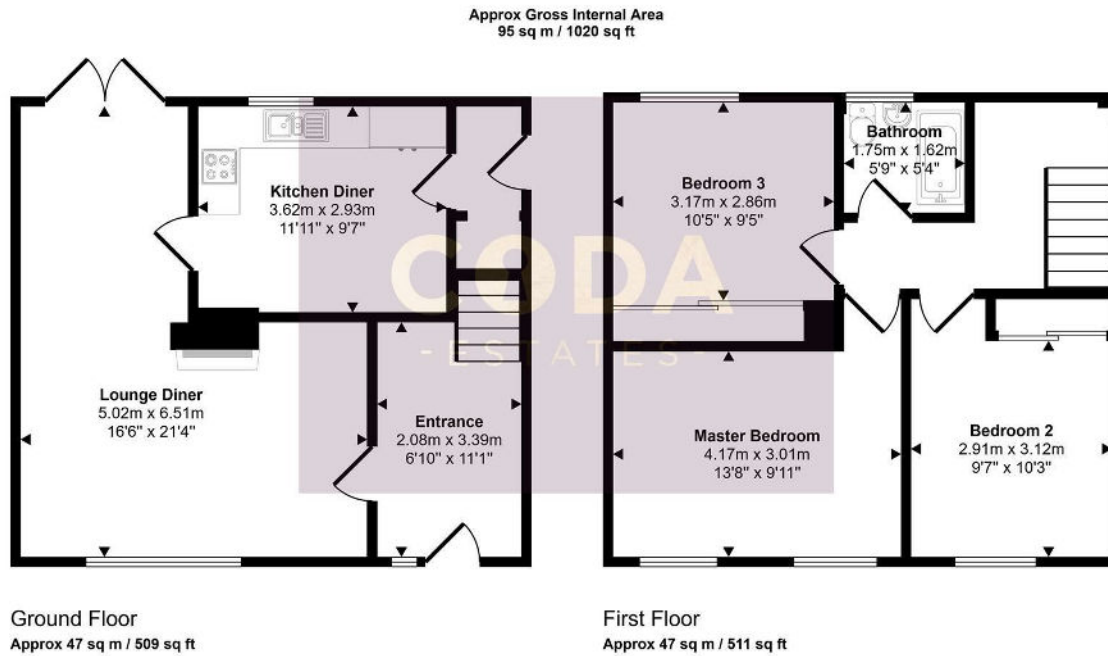
Post Code: G66 2DD

CODA Estates provide a free valuation service. If you are considering selling your own home please telephone 0141 775 1050.

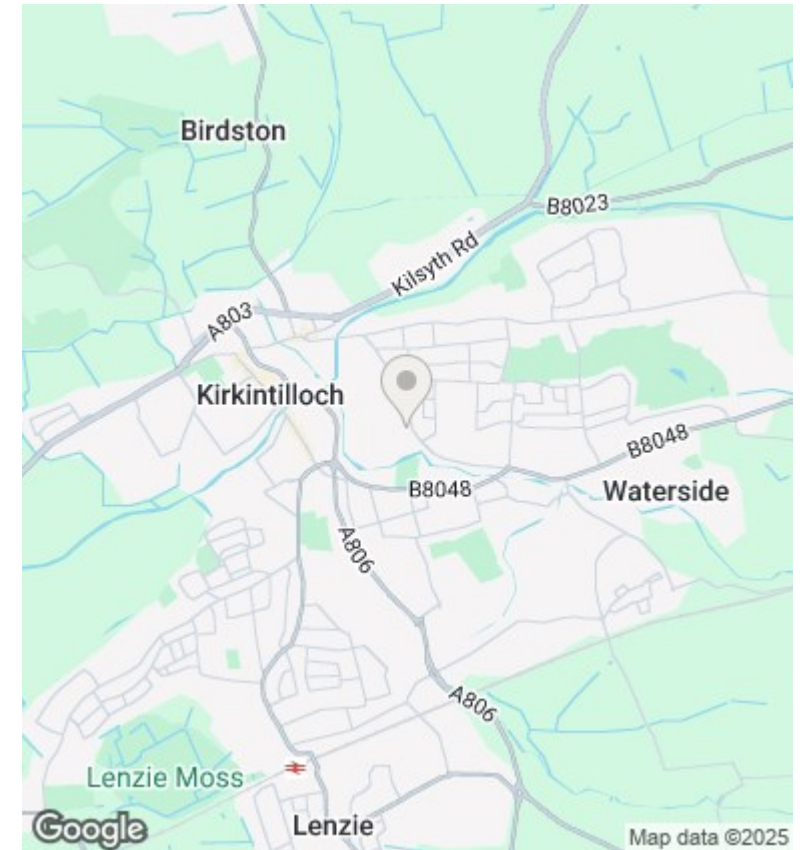








This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## Directions

## Viewings

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

## Council Tax Band

C

