



**CODA**  
- ESTATES -

OFFERS OVER

**£395,000**

44 INDUSTRY STREET, GLASGOW, , G66 3AG

A phenomenal opportunity to acquire a substantial period property within the heart of the town. Occupying an enviable plot and oozing a plethora of traditional features this house provides flexible accommodation over two levels to suit most family requirements. Early viewing is advisable. EER - D

- \*\*\* Detached Sandstone Villa \*\*\*
- Traditional Features Throughout
- 2 Reception Rooms
- 4 Bedrooms



## FULL DESCRIPTION

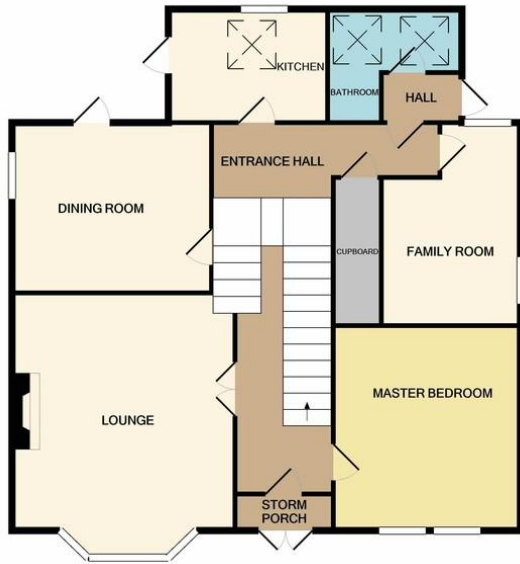
This period sandstone villa provides extensive accommodation over two levels however is also confidently placed within walking distance of the centre of Kirkintilloch. Offering spacious rooms, which will be flexible for a wide variety of family living requirements. Early viewing is strongly recommended.

The current owners have maintained and presented the property to a high standard during their ownership, retaining a number of the original period features and traditional feel throughout. The property offers three double bedrooms and three reception rooms although the internal layout can be utilised to accommodate individual needs. This deceptively spacious home warrants personal appraisal for full appreciation of the overall size. The main entrance to the property flows into a welcoming and spacious reception hallway. All main apartments lead from here, including the spacious formal lounge with bay window formation and focal fireplace to the front, the well proportioned master bedroom is also located to the front of the property. The dining room overlooks the rear and side garden providing a bright welcoming space for entertaining. The kitchen is well equipped with a number of appliances, ample wall and base mounted units, work surface space, a velux window which allows the natural light to flow in. and exposed beams creating a country feel. The downstairs bathroom is accessed from the rear hallway which also has a door leading outside. Here you will find a freestanding bath, separate shower cubicle with thermostatic shower



Home Report Available on Request





GROUND FLOOR  
APPROX. FLOOR  
AREA 1137 SQ.FT.  
(105.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 771 SQ.FT.  
(71.7 SQ.M.)  
TOTAL APPROX. FLOOR AREA 1908 SQ.FT. (177.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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