

## CODA -ESTATES-

OFFERS OVER

£385,000

## 15 KIRKINTILLOCH ROAD, KIRKINTILLOCH G66 4RN

\*\*\* New to the Market \*\*\* Substantial detached corner bungalow, well presented with a high standard of accommodation over two levels. 2 exceptional reception rooms, 4 double bedrooms, additional shower room, utility area, driveway and garage. Lenzie Academy Catchment. Early Viewing is Imperative. EER - D

- \*\*\* Fabulous Detached Home \*\*\*
- Well Maintained and Presented Throughout
- 4 Double Bedrooms (one with French Doors to Rear)
- 2 Spacious Reception Rooms

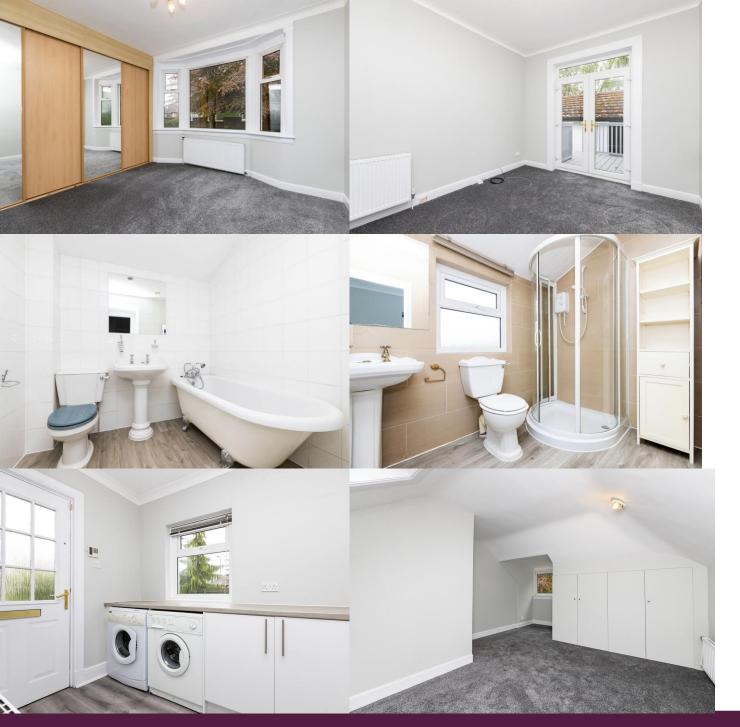


## **ULL DESCRIPTION**

DDA Estates are delighted to present this abstantial detached corner bungalow, beautifully resented throughout by the current owner. ccommodation is provided over 2 levels, the finciple apartments comprises reception estibule, welcoming hallway, bay windowed unge and separate dining/family room. Stylish tchen with a number of integrated appliances, ar window and ceiling velux, useful utility room, additional shower room and house bathroom. Two the double bedrooms are located on the ground por, the master benefiting from built in wardrobe orage.

cairs lead to the upper level with two further, ell proportioned bedrooms. The property has gas entral heating system. double glazed window & por formations. The garden has been successfully ndscaped with mono block driveway to rear ading to a detached garage. The front garden has een laid with artificial grass for easy maintenance and is screened from the road by mature plants, trees and bushes. To the side there is a further attractive patio seating area idea for relaxing or entertaining.

Room Dimensions
Entrance Hallway
Lounge - 4.62m x 4.32m
Dining Room - 4.55m x 3.84m
Kitchen - 5.03m x 2.5m
Utility Room - 2.5m x 1.83m





GROUND FLOOR 1ST FLOOR





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, or the prospective purchaser. The services, systems and appliances shown have been lested and no guarantee as to their operability or efficiency can be given.

Made viii Methods (2022)