



**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





## FULL DESCRIPTION

ODA Estates are delighted to present this substantial detached corner bungalow, beautifully presented throughout by the current owner. Accommodation is provided over 2 levels, the principle apartments comprises reception vestibule, welcoming hallway, bay windowed lounge and separate dining/family room. Stylish kitchen with a number of integrated appliances, rear window and ceiling velux, useful utility room, additional shower room and house bathroom. Two of the double bedrooms are located on the ground floor, the master benefiting from built in wardrobe storage.

Stairs lead to the upper level with two further, well proportioned bedrooms. The property has gas central heating system. double glazed window & door formations. The garden has been successfully landscaped with mono block driveway to rear leading to a detached garage. The front garden has been 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, 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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