



## 7 Bridgeway Terrace, Kirkintilloch, Glasgow, , G66 3HJ

- Extended Family Property
- Corner Plot with Driveway & Garage
- 3 Well-Proportioned Bedroom
- Spacious Lounge

A Must View !!! - Detached three bedroom villa with small extension to the rear, enjoying a corner plot in one of the towns most sought-after areas. The property is well positioned for all local amenities and transportation links. EER - D

OFFERS OVER

# £210,000





## PROPERTY DESCRIPTION

This delightful villa will undoubtedly appeal to a wide variety of discerning buyers, boasting a corner plot location and a small extension to the rear. The internal layout comprises :- reception hallway, spacious lounge with double doors to the dining room which flows to the family room and the kitchen. The kitchen benefits from ample base and wall mounted units. On the first floor you will find three well-proportioned bedrooms and the house bathroom. The property is further enhanced by GCH, DG, Driveway, Garage and the corner garden plot.

### Room Dimensions

Lounge - 4.15m x 3.10m

Dining Room - 3.45m x 2.70m

Family Room - 3.00m x 2.35m

Kitchen - 3.50m x 2.25m

Bedroom 1 - 4.20m x 2.65m

Bedroom 2 - 3.55m x 3.00m

Bedroom 3 - 3.25m x 2.35m

Bathroom - 1.95m x 1.65m

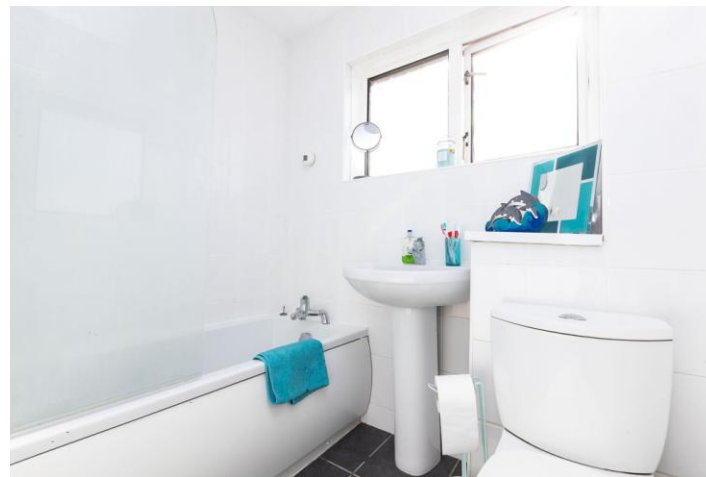
### Location

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 which houses a 25m swimming pool/childrens pool 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.

Home Report Available on Request  
Viewings Strictly by Appointment



# FLOORPLAN



1ST FLOOR

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements