



63 Westermains Ave, Kirkintilloch, Glasgow, , G66 1EL

- *** Perfect Family Home ***
- Highly Desirable Location
- Fabulous Potential
- Modernisation Required

CODA Estates are pleased to present this larger style semi-detached villa, occupying a superb plot on Westermains Avenue. The property offers excellent family accommodation over two levels with an additional downstairs w/c. Located within the catchment area for Lenzie Academy and St Ninians High School. EER - C

OFFERS OVER

£164,995



PROPERTY DESCRIPTION

This semi-detached property has remained within the same family for many happy years and provides phenomenal potential for any discerning buyer. Westermains Ave is highly regarded locally as a popular and desirable residential area making early viewing essential. The spacious accommodation is over two levels comprising entrance hallway, lounge, separate dining room, kitchen and a useful downstairs w/c. Upstairs you will find three substantial bedrooms and a wet room.

The property also benefits from GCH, DG, ample storage, loft space and garage.

Externally the house occupies a favourable sized plot with a driveway for numerous vehicles. The private gardens to the front and rear have been well tended and are stocked with a variety of flowers, shrubs, plants, bushes and generous grassed areas.

Room Dimensions

Lounge 4.40m x 3.95m

Dining - 3.05m x 2.70m

Kitchen - 3.25m x 2.35m

w/c - 1.40m x 0.95m

Hallway

Bedroom 1 - 4.00m x 3.00m

Bedroom 2 - 4.30m x 2.75m

Bedroom 3 - 2.80m x 2.45m

Bathroom - 2.35m x 1.70m

Location

Amenities: Quintillion offers a vast amount of local 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 an Olympic sized swimming pool and various



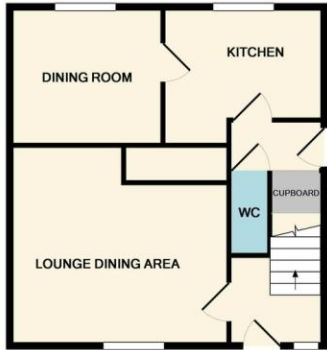


sporting clubs, Kirkintilloch bowling Club, various water sports including, canoeing, rowing, golf courses in both Kirkintilloch and neighbouring Lenzie where there is also tennis courts and Lenzie Rugby Club

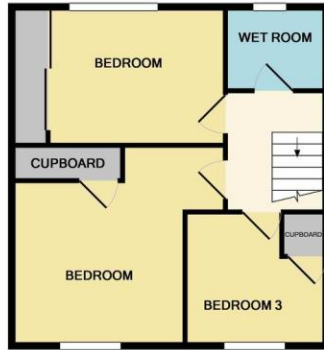
Transport Links: Kirkintilloch is conveniently placed within easy reach of Glasgow city centre and Edinburgh. Property is a short drive to Lenzie train station, or a couple of minute car journey to M80 connecting to the main M8 motorway with links across central Scotland. There is also a regular bus route to Glasgow city centre and neighbouring villages.

Home Report Available on Request
Viewings By Appointment
EER - C
Council Tax Band - D

FLOORPLAN



GROUND FLOOR
APPROX. FLOOR
AREA 451 SQ.FT.
(41.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 451 SQ.FT.
(41.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 901 SQ.FT. (83.7 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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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