



17 Cowal Crescent, Kirkintilloch, Glasgow, G66 3SZ

Offers Over £180,000

- Attractive 2 bedroom semi-detached family home in a sought-after residential area
- Two spacious double bedrooms with ample room for storage
- Stunning rear outlook backing directly onto Merkland Nature Reserve
- Located in a quiet residential area, ideal for families or first-time buyers
- Convenient transport links to Glasgow and surrounding areas
- Bright lounge semi open-plan to modern dining kitchen with integrated appliances
- Contemporary 3-piece family bathroom
- Private enclosed rear garden – ideal for families and outdoor living
- Excellent local amenities and schools nearby
- EER - D

17 Cowal Crescent, Glasgow G66 3SZ

A beautifully presented 2 bedroom semi-detached family home set in a quiet crescent within the popular area of Kirkintilloch. Featuring a bright lounge semi open-plan to a modern dining kitchen, two generous double bedrooms, and a stylish family bathroom. The property boasts a private rear garden with stunning open views backing onto Merkland Nature Reserve. Ideally located close to local schools, amenities, and excellent transport links.



Council Tax Band: D



Nestled within the sought-after Cowal Crescent, Kirkintilloch, this beautifully presented two-bedroom semi-detached family home offers an appealing blend of modern comfort, generous accommodation and an enviable natural setting.

Occupying a peaceful position on the periphery of Kirkintilloch, the property enjoys an exceptional outlook, backing directly onto the tranquil Merkland Nature Reserve. With open, uninterrupted views to the rear and direct access to the surrounding greenery, this is a wonderful home for those seeking a quieter lifestyle without compromising on convenience.

On entering, you are welcomed by a bright and airy entrance hallway which leads through to a spacious dual-aspect lounge. Flooded with natural light, this inviting reception space is semi open-plan to the dining kitchen, creating a sociable and versatile area that is equally suited to relaxing with family or entertaining guests.

The well-appointed dining kitchen combines style and practicality, featuring a range of fitted units and integrated appliances, with ample space for dining and everyday family life.

Upstairs, the property offers two generously proportioned double bedrooms, each providing excellent space for furnishings, storage and relaxation. Completing the accommodation is a modern three-piece family bathroom, finished to provide a comfortable and contemporary space.

Externally, the rear garden provides a private and peaceful outdoor retreat, with the added benefit of direct access to the nature reserve. The picturesque surroundings create a wonderful backdrop and offer an ideal setting for enjoying the outdoors.

Location

Cowal Crescent occupies a quiet and desirable position just off Langmuir Road, on the outskirts of Kirkintilloch. Despite its peaceful setting, the property remains conveniently placed for local amenities, while Kirkintilloch town centre is approximately 1.5 miles away.

Kirkintilloch offers an excellent selection of amenities, including shops, supermarkets, restaurants, bars and cafés, as well as the recently developed Southbank

Marina. Leisure facilities are plentiful, with Kirkintilloch Leisure Centre offering a swimming pool and a variety of sporting clubs. The surrounding area also provides opportunities for golf, bowling, canoeing, rowing and other outdoor pursuits, while neighbouring Lenzie offers tennis facilities and Lenzie Rugby Club.

Transport

The property is well positioned for access to Glasgow and Edinburgh, with Lenzie railway station only a short drive away. The nearby M80 provides convenient connections to the wider M8 motorway network and destinations throughout central Scotland.

Regular bus services also operate towards Glasgow city centre and neighbouring towns and villages, making the area well suited to both commuters and those looking to enjoy everything the surrounding area has to offer.

Home Report: Available on request

Council Tax Band: D

Energy Rating: EER D

Viewings: Strictly by appointment

Home Report: Available on request

Council Tax Band: east Dunbartonshire D

Energy Rating: EER D

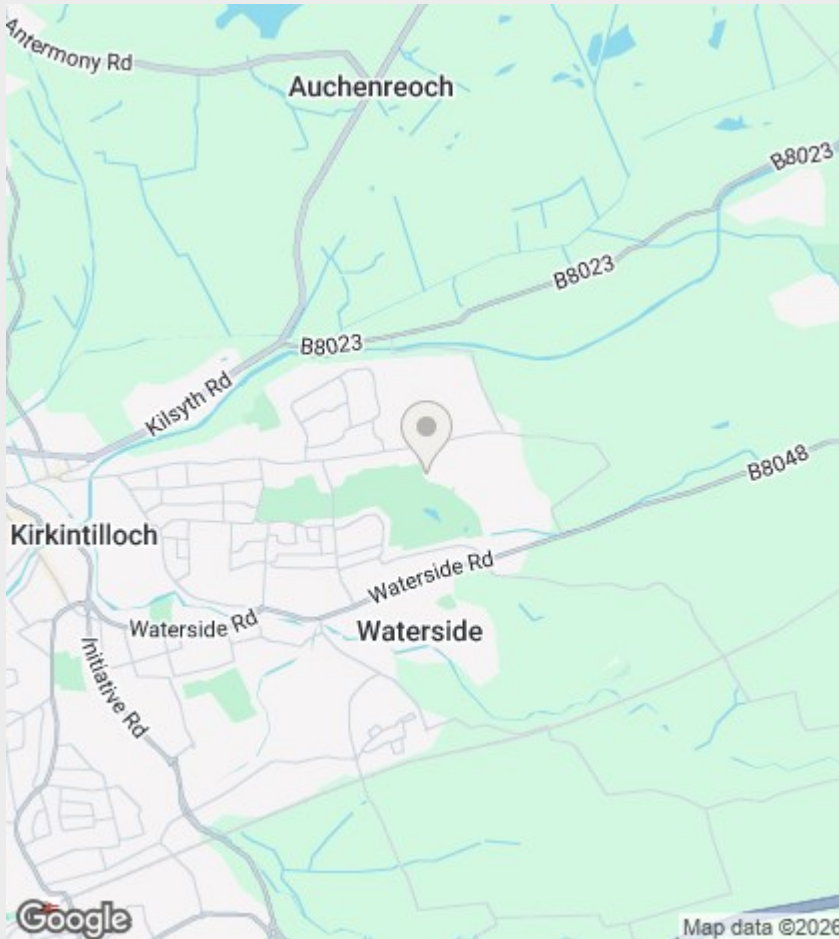
Viewings: Strictly by appointment

Offering a rare combination of comfortable modern accommodation, a peaceful setting and beautiful open views, this attractive home is sure to appeal to couples, young families and downsizers alike.

With its enviable position beside Merkland Nature Reserve and excellent access to local amenities and transport links, early viewing is highly recommended to fully appreciate everything this charming home has to offer.

For further information or to arrange a viewing, please contact our offices directly on 0141 775 1050.

Thinking of selling your property? Our experienced team would be delighted to provide a free, no-obligation valuation and discuss our range of professional selling packages designed to help you achieve the best possible result.



Directions

Viewings

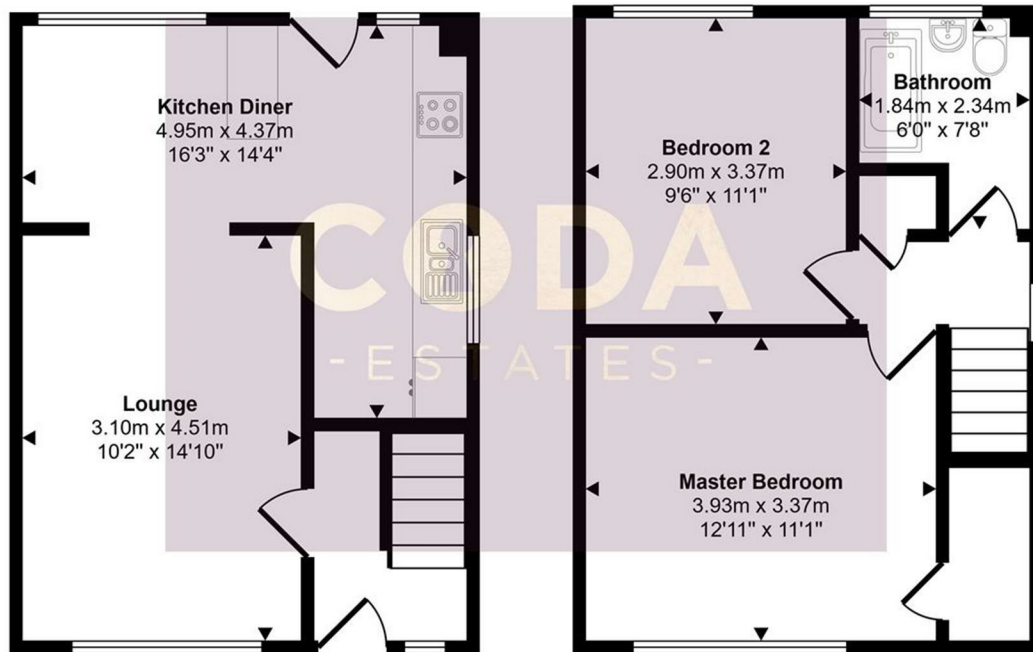
Viewings by arrangement only. Call 01417751050 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC

Approx Gross Internal Area
68 sq m / 731 sq ft



Ground Floor
Approx 34 sq m / 364 sq ft

First Floor
Approx 34 sq m / 367 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and