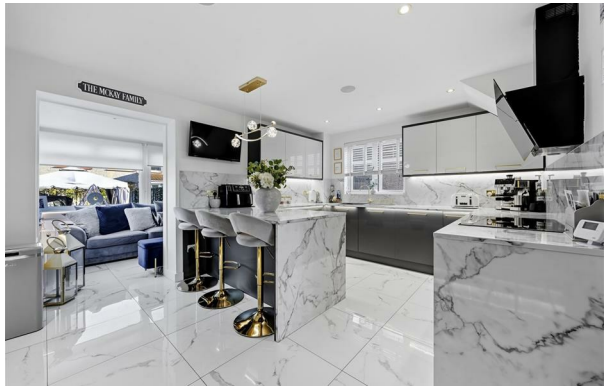
CODA
-ESTATES-







32 Rannoch Drive, Kirkintilloch,, G66 2PP

Offers Over £245,000

- Immaculate Semi-Detached Property
- Elegantly Finished To An Impeccable Standard
- Attractive Shower Room with Vanity Storage
- EER - C
- Desirable Cul-de-Sac Location
- Tasteful Lounge with Media Panel Feature
- Conservatory, GCH, DG, Driveway & Private Garden Ground
- Fully Modernised & Renovated Throughout
- Open Plan Kitchen/Dining Area
- Close To All Local Amenities, Schooling & Transportation Links

2-4 Heath Avenue, Lenzie, Glasgow, G66 4LG
01417751050

sales@codaestates.co.uk
www.codaestates.co.uk

32 Rannoch Drive, Kirkintilloch,, G66 2PP

An exceptional semi-detached 3-bedroom within a highly desirable residential location, presented in immaculate, walk-in condition. This pristine home will appeal to buyers seeking quality and style. It's a modern, contemporary home ideal for families, with excellent transport links and access to local amenities and schooling.

The current owners have created a stylish living environment, finished and presented to an impeccable standard throughout with beautiful garden space and driveway. Early viewing will be imperative. EER - C

3 1 2 C

Council Tax Band: D





Exclusive to the market, this well-proportioned semi-detached villa in the highly sought-after residential location of Kirkintilloch The current owners have invested heavily creating a magnificent family home finished to an impeccable standard throughout. Early viewing is imperative.

This immaculate property boasts accommodation over two levels, comprising, opulent entrance hallway, bright and spacious reception lounge located to the front, contemporary open plan dining kitchen with a number of quality integrated kitchen appliances which follows effortlessly to a generous sized conservatory, currently used as a second reception room/family space.
The upper landing gives access to all remaining rooms. The master bedroom is located to the front and benefits from excellent wardrobe storage. There is a further double bedroom and a single room located to the front. The stylish shower room is well appointed with built in vanity storage, thermostatic shower and decorative tower radiator. The attic space can be accessed from the landing area.

Further benefits include, gas central heating, double glazing, new doors throughout, new kitchen, new bathroom, fully re-plastered, new windows, the roof was renewed 3 years ago, the building was re-rough casted and the driveway provides off street parking.

The current owners have created a versatile and attractive outside space. The garden provides a number of areas, strategically positioned to enjoy aspects of the home at various times of the day. A lovely outdoor environment perfect for alfresco dining, relaxing and entertaining into the evening. The rear garden is fully enclosed, providing an ideal space for young children and family pets.

Room Dimensions
Entrance Porch/Hallway - 5.60m x 2.05m
Lounge - 4.26m x 2.88m
Kitchen - 3.45m x 2.96m
Dining Area - 3.45m x 2.07m
Conservatory - 4.05m x2.45m
Master Bedroom - 4.25m x 2.88m
Bedroom 2 - 3.36m x2.88m
Bedroom 3 - 3.21m x 2.05m
Shower Room - 2.59m x 1.82m

Amenities: Kirkintilloch offers a vast selection of local amenities including good quality restaurants, cafes, shops, bars, supermarkets and the recently developed Southbank Marina. There are also numerous leisure facilities including a modern library, museums, Kirkintilloch leisure centre and various sporting clubs, Kirkintilloch Bowling Club, various water sports including, canoeing, rowing, golf courses in both Kirkintilloch and neighbouring Lenzie. Kirkintilloch is an interesting historical town. It sits on the Antonine Wall and was the site of a Roman Fort and medieval castle. The Forth and Clyde Canal flows through the centre of the town and provides a link to Glasgow and Edinburgh.

Transport Links: Kirkintilloch is conveniently placed within easy reach of Glasgow city centre and Edinburgh. The property is a short drive to Lenzie train station, or a couple of minute car journey to M80 connecting to the main M8 and M9 motorways 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

CODA Estates provide a free valuation service. If you are considering selling your own home please telephone 0141 775 1050.



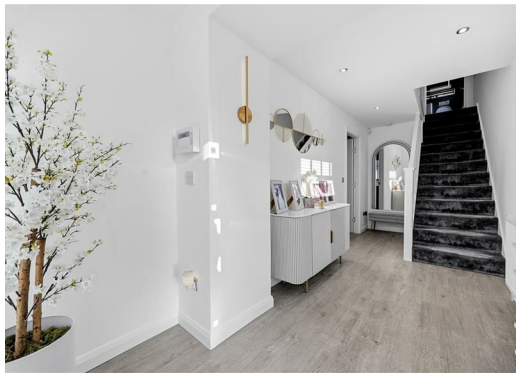












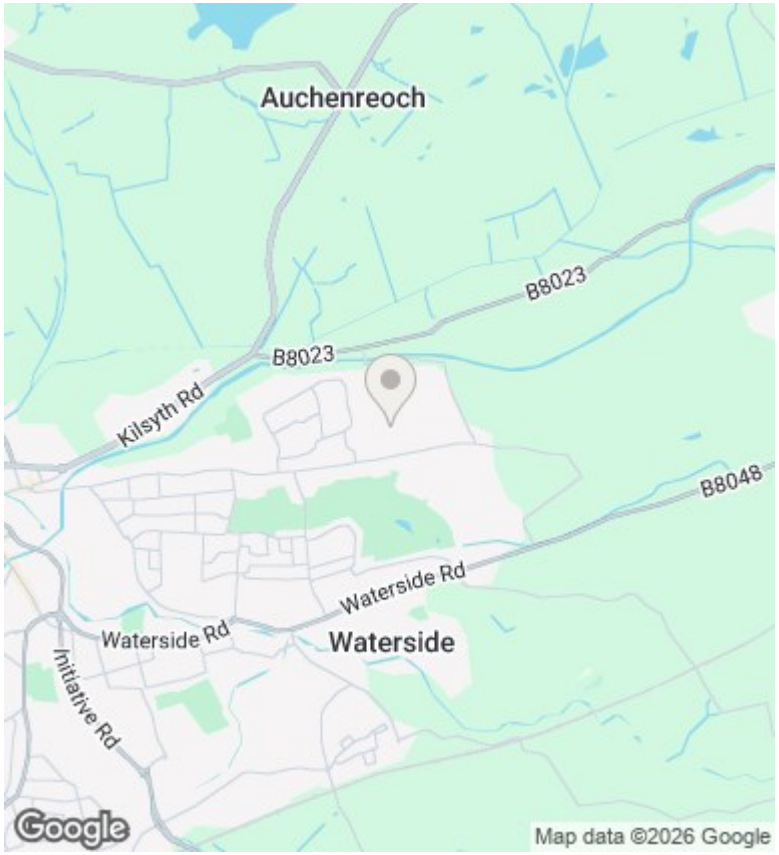






TOTAL: 90 m2
Ground floor: 51 m2, 1st floor: 39 m2
EXCLUDED AREAS: WALLS: 8 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



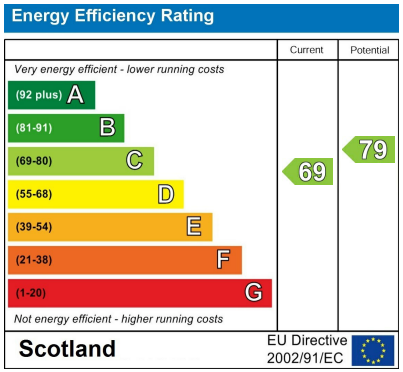
Directions

Viewings

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

Council Tax Band

D



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