CODA
-ESTATES-







100 Redbrae Road, Kirkintilloch, G66 2BX

Offers Over £200,000

- Generous 3 Bedroom Semi-Detached Property
- Welcoming Reception Hallway
- Stylish Downstairs Bathroom
- EER - D
- Popular Residential Area
- Open Plan Lounge/Dining Area
- Level Corner Garden Plot, GCH, DG & Adequate Storage
- Well Presented & Maitained Throughout
- Stylish Kitchen with Door Leading to the Rear Garden
- Close To All Local Amenities, Transportation Links & Schooling

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

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

100 Redbrae Road, G66 2BX

New Attractive Price ! Stunning family property presented to an exceptional standard throughout. The current owners have lovingly maintained the home creating a wonderful family home. Benefiting from a large level, corner plot with garage. Conveniently positioned close to all local amenities, schooling and transportation links. Early viewing is imperative to avoid disappointment. EER - D

3 1 1 D

Council Tax Band: C





Located within a popular residential area of Kirkintilloch, occupying a generous corner, level plot. The current owners have maintained and presented the home to a high standard throughout creating a marvellous family home over two levels. Early viewing is strongly advised.
Accommodation comprises, welcoming reception hallway, stylish open plan lounge/dining, tasteful kitchen with ample storage, a number of appliances and contrasting work surfaces. The rear door leads externally. The bathroom is located on the ground floor and has been modernised, boasting vanity storage, heated towel radiator and over the bath shower.
On the upper level the property boasts three generous bedrooms (all benefiting from built in storage) and access to the loft is from the landing area.
Externally the property occupies an incredible plot, designed for low maintenance in mind. A large composite decked area has been added to provide the perfect outside space on which to relax and/or entertain. The rear garden is also enjoys the natural sunshine at various times throughout the course of the day and is fully enclosed, ideal for pets and young children alike.

Room Dimensions
Entrance Hallway - 2.23m x 1.94m
Lounge/Diner - 6.61m x 3.22m
Kitchen - 3.30m x 2.61m
Bathroom - 3.30m x 1.86m
Master Bedroom - 4.56m x 2.52m
Bedroom 2 - 3.47m x 3.22m
Bedroom 3 - 3.37m x 3.04m

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 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.

Viewings: Arranged by appointment.
Council Tax: East Dunbartonshire Band C
Home Report: Available upon request.
EER: D
Post Code: G66 2BX

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


BREAD
FLOUR


BISCUITS
FLOUR
BREAD





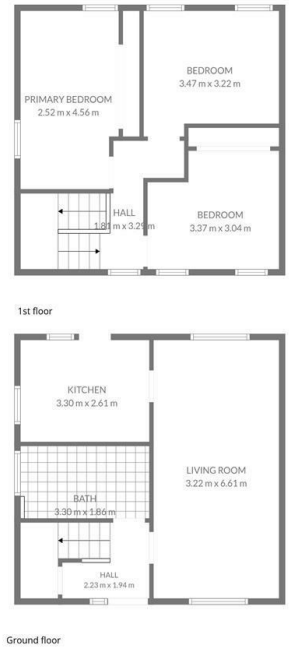






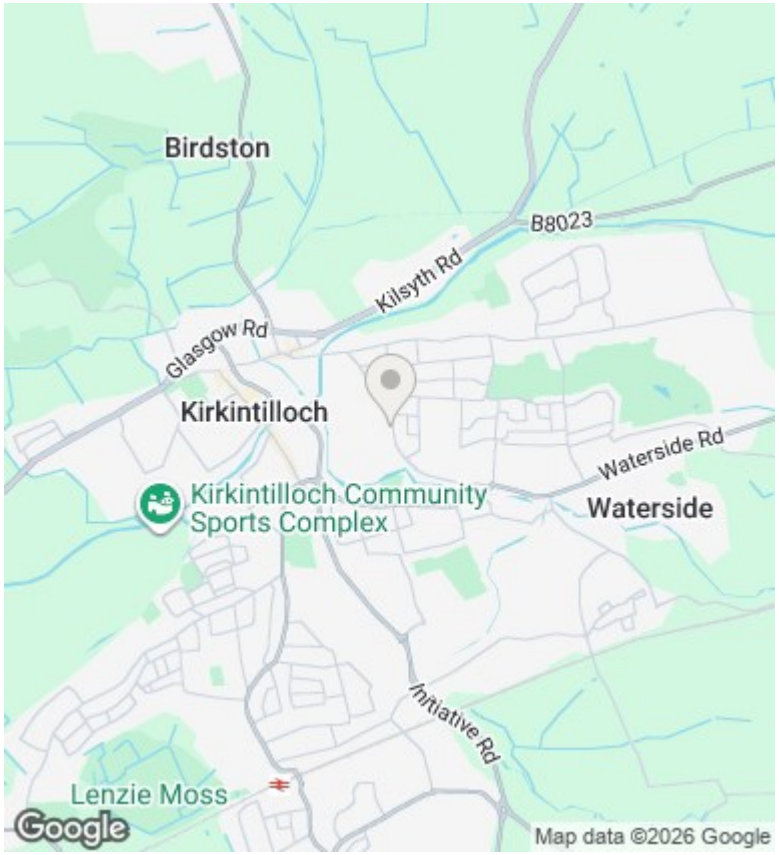






TOTAL: 88 m2
Ground floor: 44 m2, 1st floor: 44 m2
EXCLUDED AREAS: WALLS: 8 m2

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



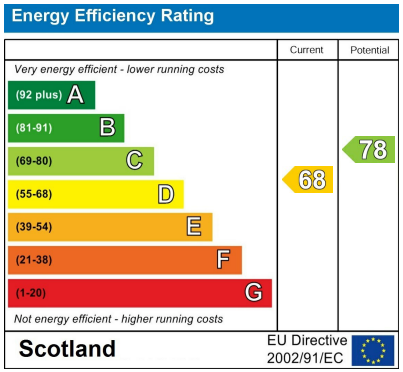
Directions

Viewings

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

Council Tax Band

C



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

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