

# 59 Redbrae Road

KIRKINTILLOCH, EAST DUNBARTONSHIRE, G66 2DE



*TWO-BED END TERRACED WITH STUNNING KITCHEN  
AND VERY SPACIOUS ROOMS*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



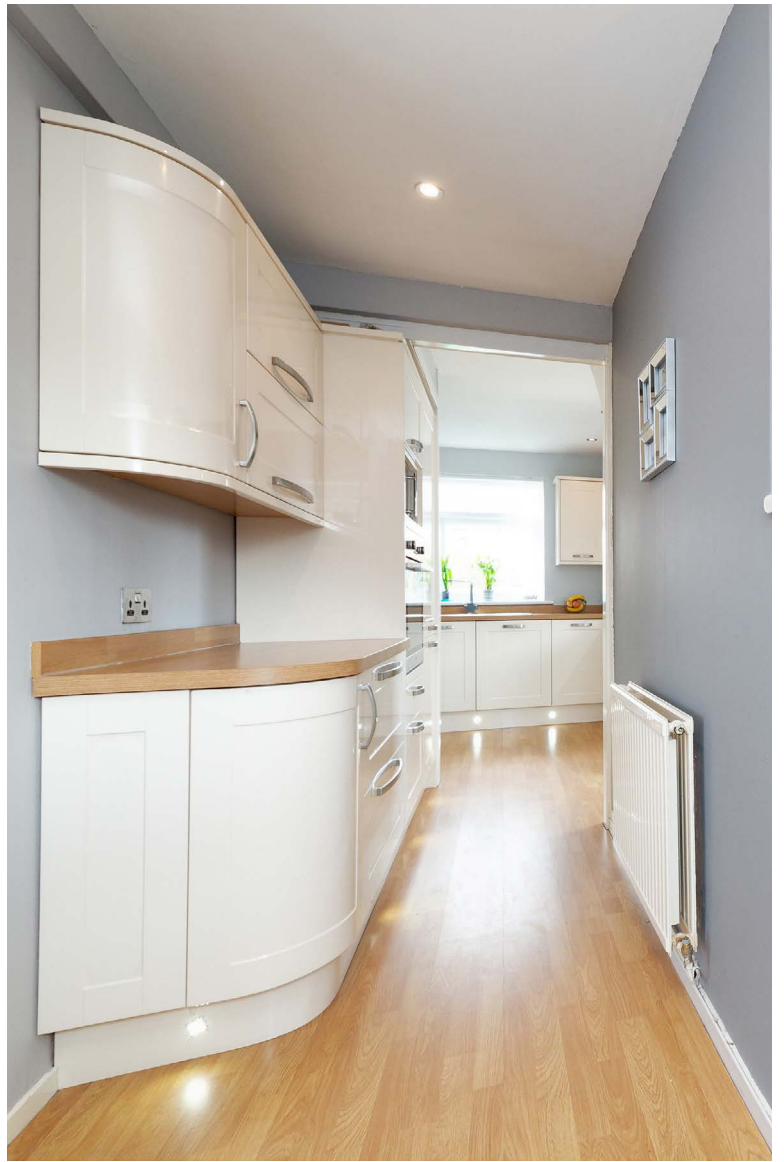
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



# THE PROPERTY

## 59 Redbrae Road

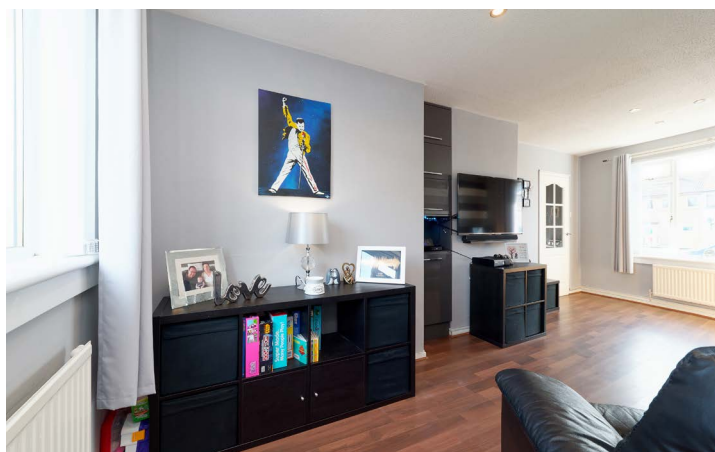
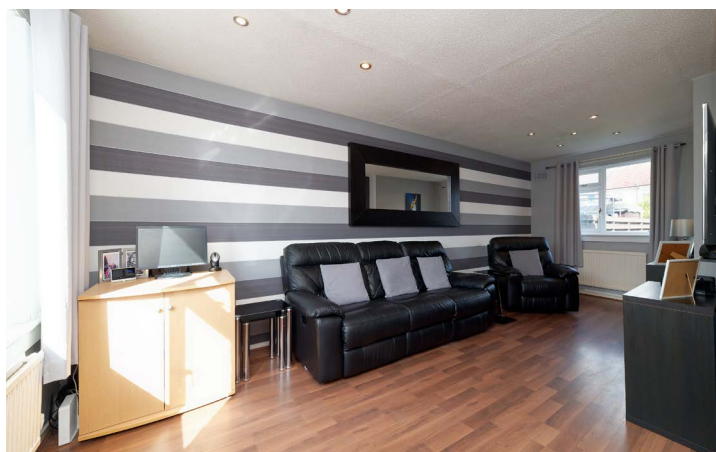
We are delighted to bring to the market this rarely available, very spacious two-bed end of terrace property, set beautifully in a popular, family-friendly and quiet location. The property is presented in walk-in condition and benefits from a host of unique features.





---

The upgraded accommodation consists of a bright and spacious lounge, with a large window to the front aspect, allowing for plenty of natural light.







## The Kitchen

There has been no expense spared in the modern kitchen, which the current owners themselves have magnificently designed! It provides a very efficient and stylish work-space around mealtimes and is finished with a beautiful range of wall and floor cabinets. The striking work surface and integrated appliances, including pop up sockets - will be the jewel in the crown for any budding chef.





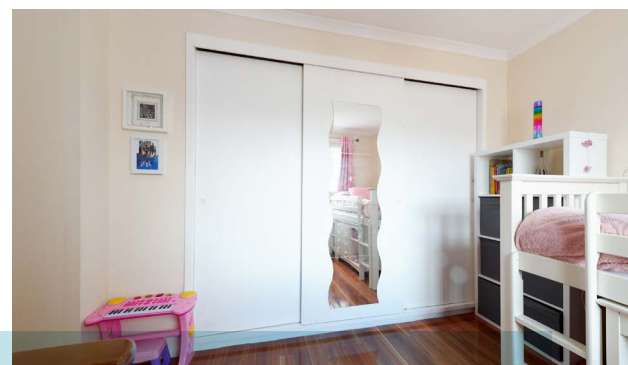
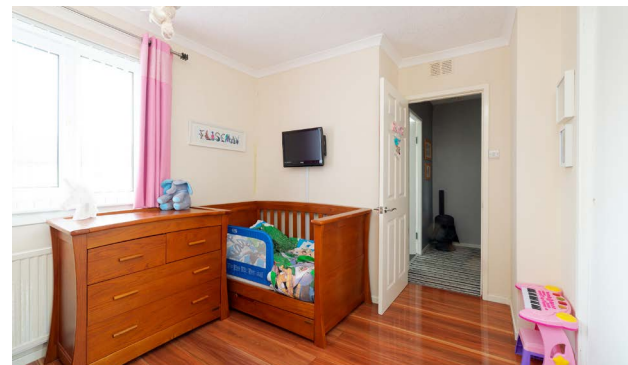
The bright shower room is tastefully finished and even contains a Vidalux Miami 1050 sensual spa shower cabin, complete with steam functions, speakers, LED lighting and more; this spectacular feature is quite the showpiece!



## The Bedrooms



There are two very generously sized bedrooms, both bright and welcoming, with built-in wardrobes and ample space for free-standing furniture.



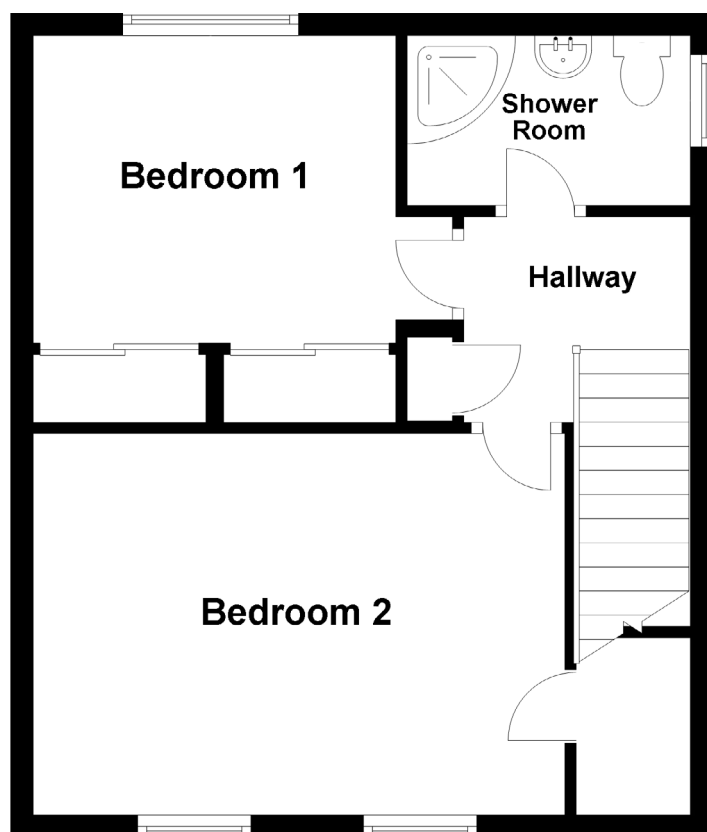
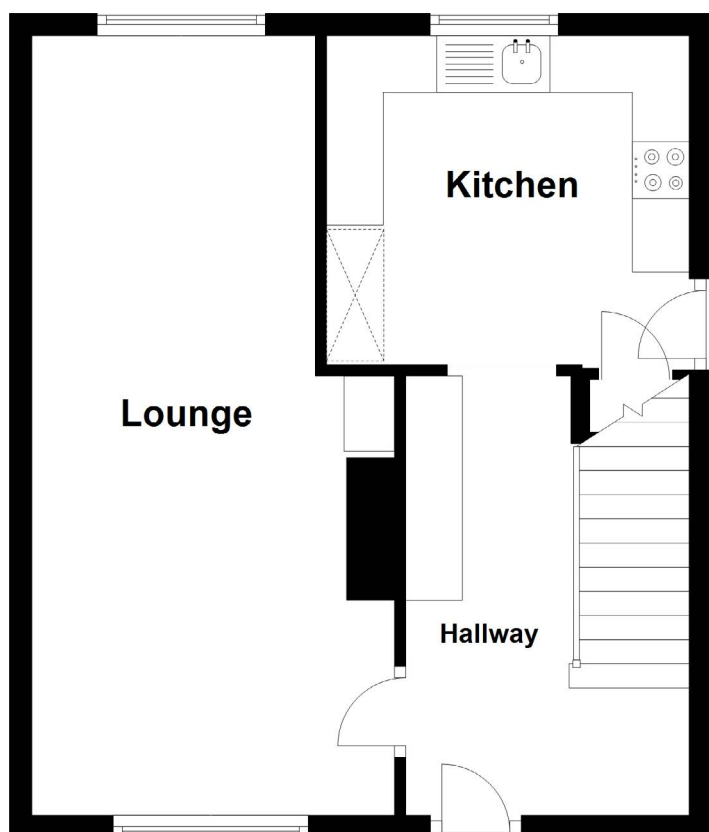


The loft offers great extra storage space, and there are ample cupboards throughout the home to help keep everything in its place. The property is kept warm and comfortable via double glazing and gas central heating.

Benefiting from a mono-blocked driveway and front patio, there is also very generous garden space to the rear of the property. It is secure, low maintenance. This great home would make an ideal buy for first-time buyers, young couples, or Buy-to-Let investors. Early viewing is strongly advised for anyone seeking a rarely available and affordable home set in an ever-popular area.







Approximate Dimensions  
(Taken from the widest point)

Lounge 6.88m (22'7") x 3.20m (10'6")

Kitchen 3.20m (10'6") x 3.20m (10'6")

Bedroom 1 3.20m (10'6") x 2.77m (9'1")

Bedroom 2 4.70m (15'5") x 3.36m (11')

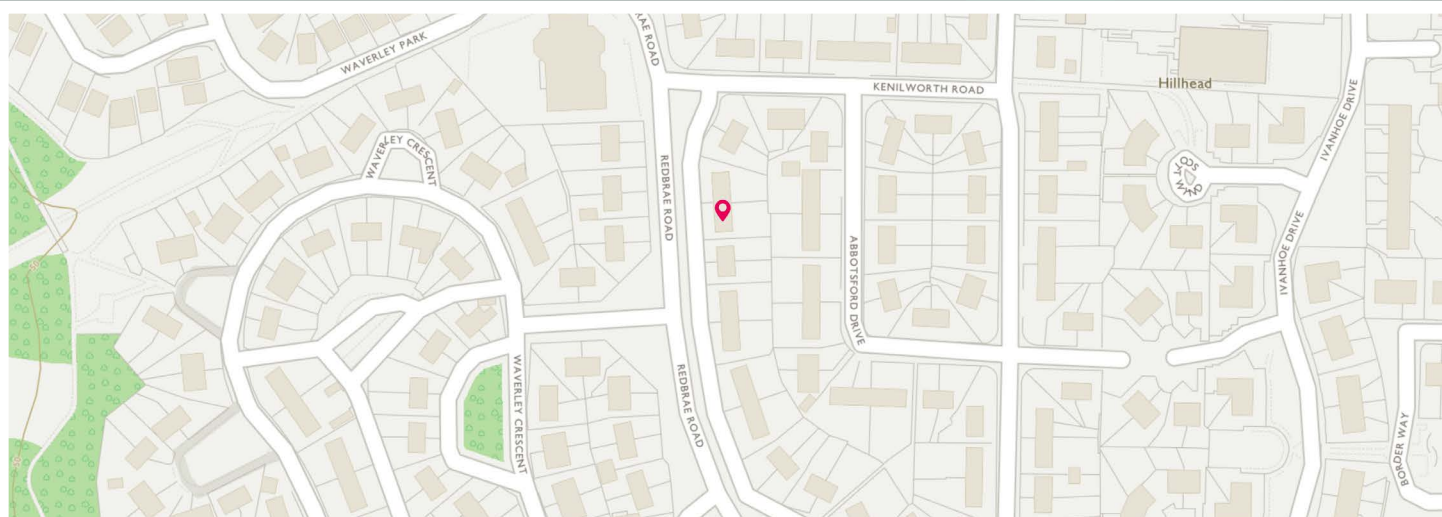
Shower Room 2.60m (8'6") x 1.50m (4'11")

Gross internal floor area (m<sup>2</sup>): 79m<sup>2</sup>

EPC Rating: D







Kirkintilloch has an excellent range of amenities, including local shops and mainline Edinburgh-Glasgow railway station a few minutes drive away at Lenzie. Glasgow City Centre can be reached via the new Stepps motorway link in approximately ten to fifteen minutes. There are some excellent, well quoted Primary and Secondary Schools within the area and several quality golf courses. Over the past few years, Kirkintilloch has benefitted

from a £50m investment programme (Kirkintilloch Initiative), which has included the rebuilding of Kirkintilloch High and St Ninian's Secondary, schools, construction of a new recreation centre, Southbank Marina and a new direct road link from Kirkintilloch to the M80. Commuting to anywhere across central Scotland is very quick and easy from this popular town.



**McEwan Fraser Legal**  
Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.