

# 11 Crossdykes

KIRKINTILLOCH, EAST DUNBARTONSHIRE, G66 3EU



*EXCELLENT 4 BED DETACHED  
BUNGALOW WITH A DOUBLE GARAGE*



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We are delighted to introduce to the market, this immediately impressive four-bedroom detached family bungalow. This is a rarely available type of property, given it's a spacious bungalow with excellent development potential (subject to planning approval) if required. The property is beautifully nestled in a quiet cul-de-sac setting, within the family-friendly and popular area of Kirkintilloch. The surrounding gardens offer a particularly private and appealing outdoor space, and the property has been carefully and thoughtfully designed with individuality and easy free-flowing space in mind.

The accommodation consists of a welcoming vestibule, leading to a generous hallway, giving the viewer just a hint that the property has been built to excellent proportions.

The spacious lounge has all the hallmarks of a great room; it has great proportions, lots of natural light flooding in from the patio doors, a log-burner and space that will cater for furniture in many configurations. It's a beautiful place to relax and enjoy the warmth of the sunshine, with a coffee and a good book.

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The bright and spacious kitchen is a great size, fitted in a range of wood units, it makes a real 'hub' for the home. It features an electric oven and hob, along with space for a washing machine and a fridge freezer. The room also allows space for a handy breakfast bar.





**Dining Room**





For convenience in any busy family home there's a cloakroom WC and a sumptuous tiled family bathroom, which is bright and modern, and contains a white suite with a Roll-top Bath and standalone shower cubicle.





There are four spacious bedrooms in this home, they are all lovely and bright, and the master has built-in wardrobes with a very clever concealed shower enclosure. All have plenty of room for free-standing furniture. The house is kept warm and comfortable via Gas central heating and double glazing.





**Bedroom 2**





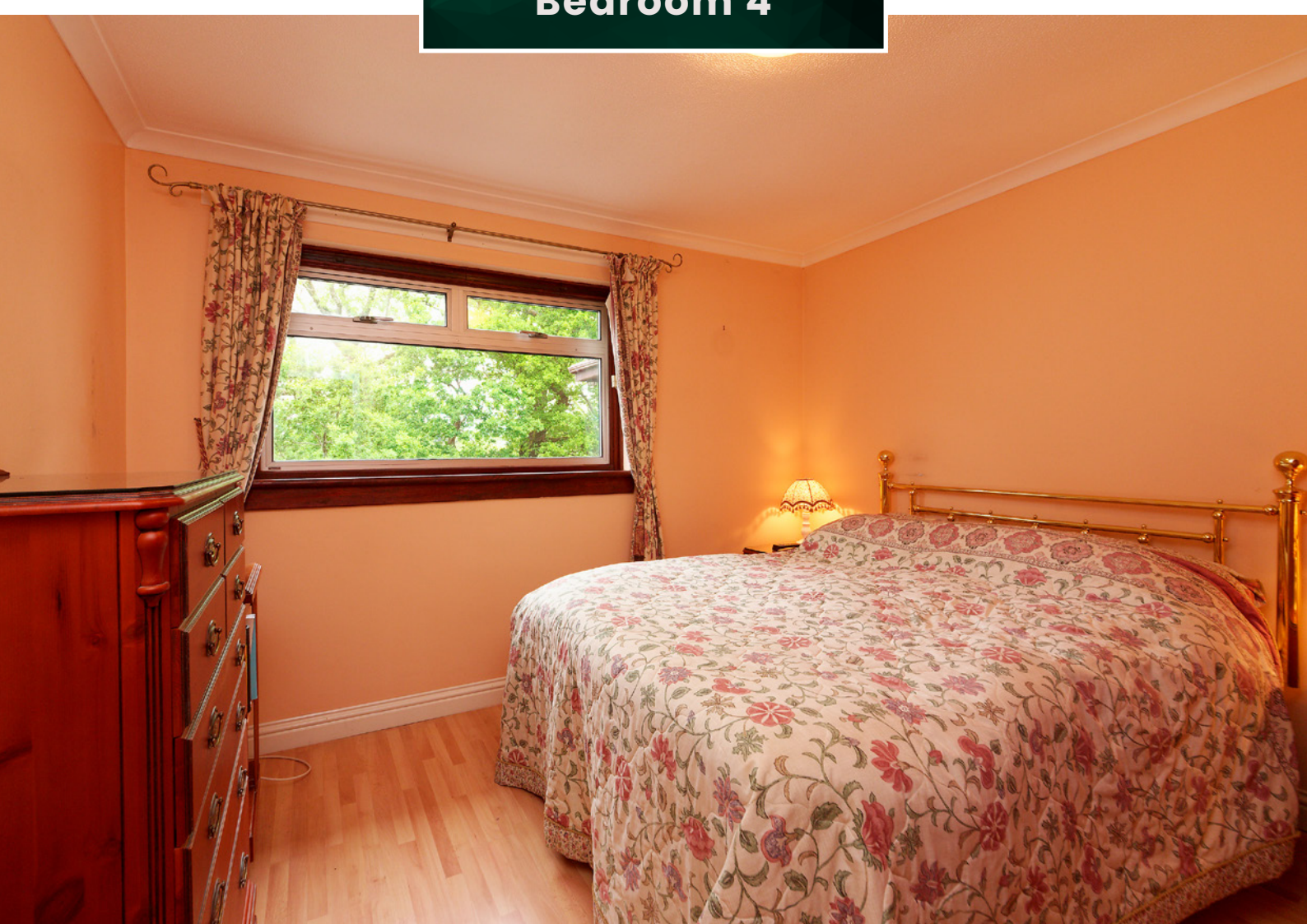


**Bedroom 3**

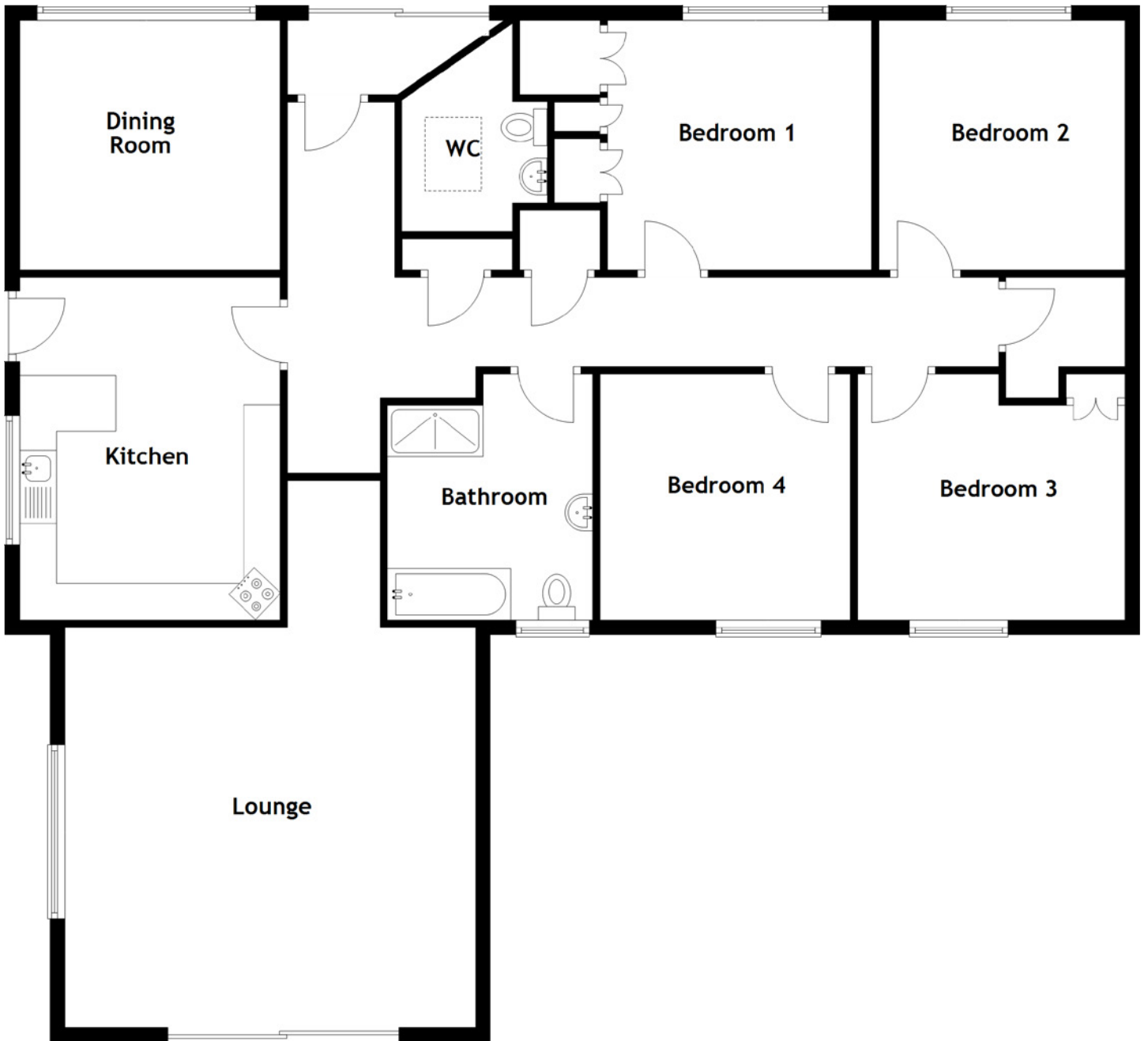




**Bedroom 4**







Approximate Dimensions

(Taken from the widest point)

Lounge	5.60m (18'4") x 5.45m (17'10")	Bedroom 4	3.41m (11'2") x 3.35m (11')
Kitchen	4.50m (14'9") x 3.55m (11'8")	Bathroom	3.35m (11') x 2.80m (9'2")
Dining Room	3.55m (11'8") x 3.40m (11'2")	WC	2.31m (7'7") x 1.97m (6'6")
Bedroom 1	3.60m (11'10") x 3.40m (11'2")		
Bedroom 2	3.40m (11'2") x 3.35m (11')	Gross internal floor area (m <sup>2</sup> ):	155m <sup>2</sup>
Bedroom 3	3.65m (12') x 3.35m (11')	EPC Rating:	D



Good sized gardens frame the property beautifully, and the double garage offers great space for anyone who likes to tinker with a hobby. The mono-blocked driveway provides excellent off-road parking for many vehicles.

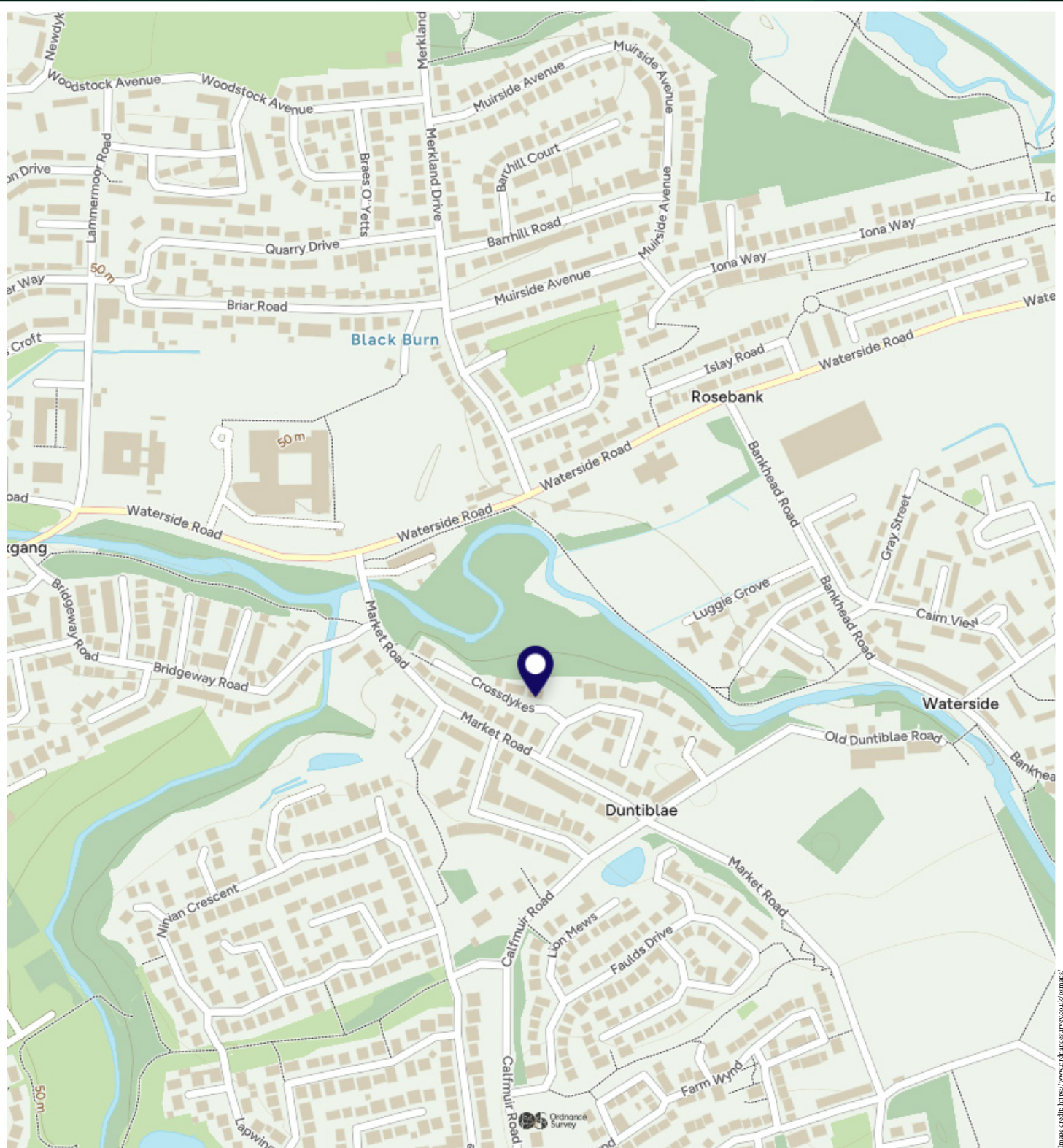
The property offers a number of options for the new owners: to keep it as-is, given the already spacious design, or to extend into the loft area (subject to planning approval), you decide. One thing is certain, for those with a flair for interior design, and a passion to create a great home, this is a genuinely rare opportunity. It's sure to be popular, and we believe early viewing is a must for anyone seeking a great bungalow, set within a quiet and ever-popular area.



Kirkintilloch offers a great range of amenities including a good range of local shops, supermarkets, Bowling Clubs, Golf Clubs, Sports centre, Southbank Marina, Forth and Clyde Canal walk and cycle paths. Excellent local schools include Lairdland Primary and St Ninian's. The Lenzie station is only a short walk away with frequent services to Glasgow Queen Street

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

## The Location



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