

2 Marmion Drive

KIRKINTILLOCH, GLASGOW, G66 2BQ



Spacious family home is situated in a popular location within the town of Kirkintilloch



0141 404 5474



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



This well-presented semi-detached property is set within a popular location with a gated driveway to the front and patio and lawned garden to the rear. South facing, this garden is a real sun trap and a fantastic and private outside space. It also features a secure brick storage shed.

THE LOUNGE



Inside this property is spacious throughout, the large entrance hallway really sets the tone for the property. Through into the heart of the home, the spacious lounge is flooded with natural light from windows to the front and rear. The main lounging area leads to the dining area then into the kitchen.

THE KITCHEN



The kitchen is made up of stylish floor and wall mounted units with contrasting worktop. There is also a large utility space just at the side door. A prominent feature of this property is the abundance of storage space throughout.





Upstairs there are three double bedrooms. All of the bedrooms are generous in their dimensions and would allow for a range of furniture configurations. Bedroom 1 has sliding mirror wardrobe doors and bedroom 2 has a handy en-suite.

BEDROOM 1



BEDROOM 2



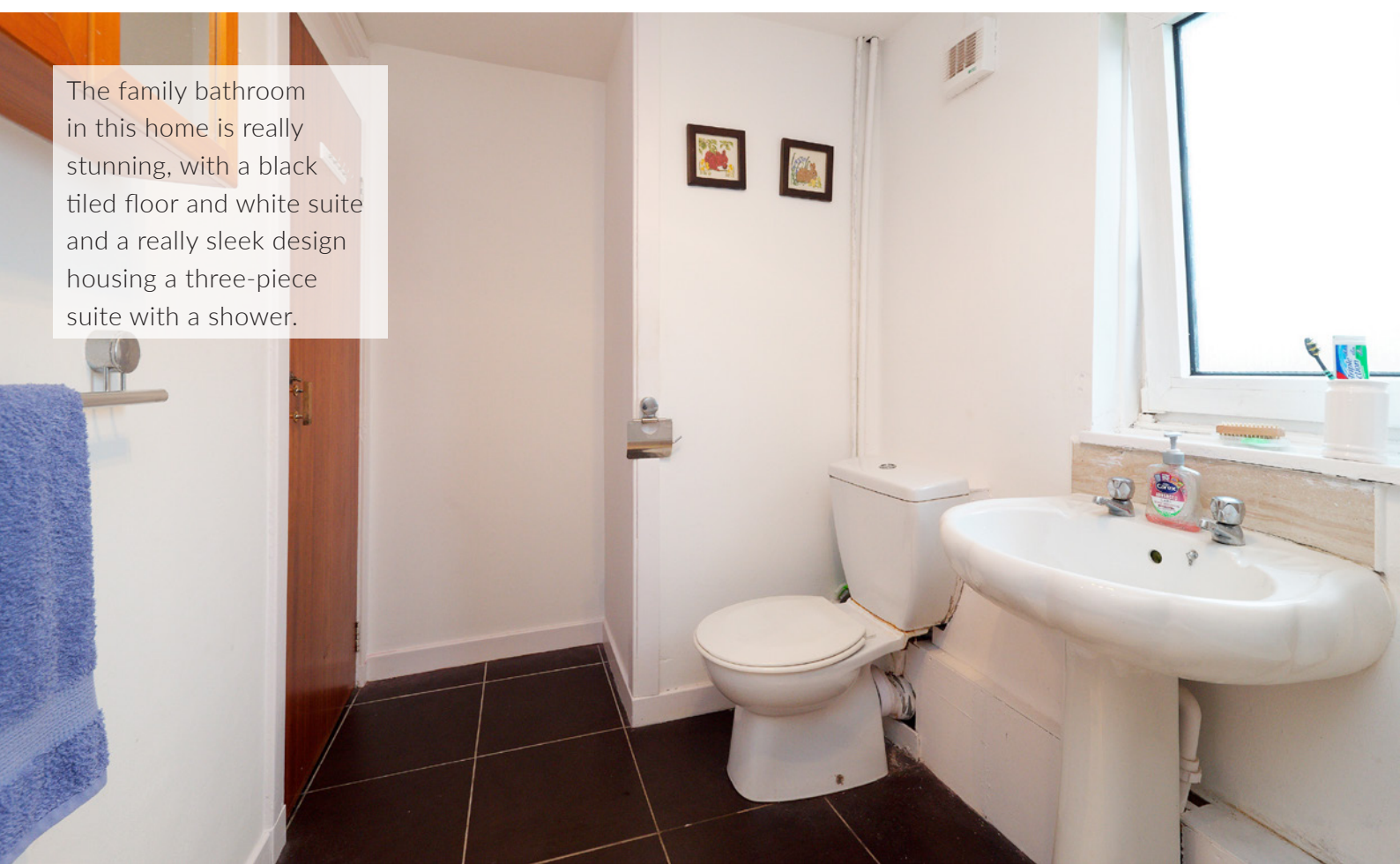
BEDROOM 3



THE BATHROOM



The family bathroom in this home is really stunning, with a black tiled floor and white suite and a really sleek design housing a three-piece suite with a shower.



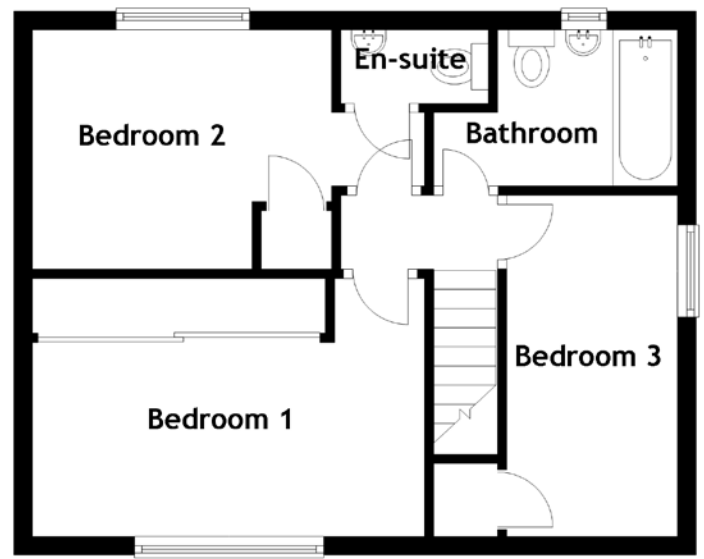
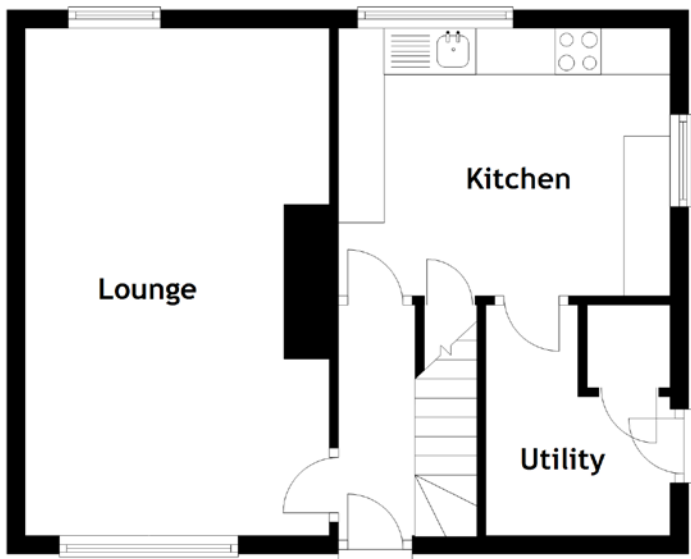
THE GARDEN

This property also has the added benefit of a large attic space offering further storage. A fantastic family home within a great location. Early viewing highly recommended.

Double glazed windows and a gas fired central heating system keep this home warm and cosy.



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

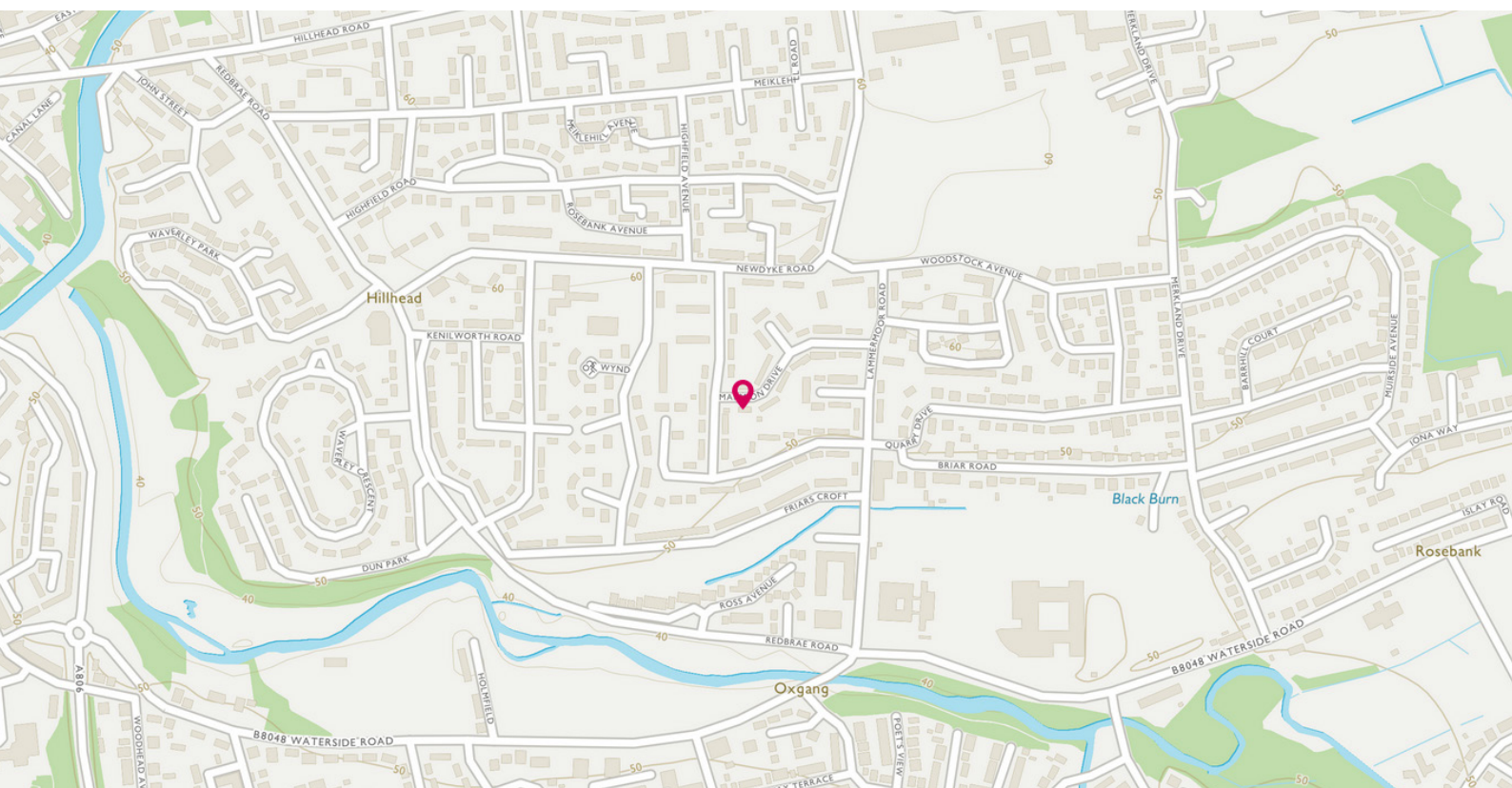
Lounge	5.50m (18'1") x 3.30m (10'10")
Kitchen	3.60m (11'10") x 2.90m (9'6")
Utility	2.00m (6'7") x 1.50m (4'11")
Bedroom 1	4.25m (13'11") x 2.80m (9'2")
Bedroom 2	4.25m (13'11") x 2.60m (8'6")
En-suite	1.60m (5'3") x 0.80m (2'7")

Bedroom 3	3.70m (12'2") x 1.85m (6'1")
Bathroom	2.65m (8'8") x 1.70m (5'7")

Gross internal floor area (m²): 79m²

EPC Rating: D

Extras (Included in the sale): White goods may be available by separate negotiation.



THE LOCATION

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 a number of 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 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. 0141 404 5474

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

**Part
Exchange
Available**



Text and description
MARK WATSON
Surveyor



Layout graphics and design
ALLY CLARK
Designer

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.