

85 Campsie View

KIRKINTILLOCH, EAST DUNBARTONSHIRE, G66 1BF



*THIS PROPERTY IS SUBJECT TO A
BUYER'S PREMIUM*



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We are delighted to bring to the market this rarely available three-bed semi-detached property, set beautifully in a popular family-friendly and quiet cul-de-sac location. The property is presented in walk-in condition and benefits from a host of features.

The upgraded accommodation consists of very spacious and welcoming hallway, a bright and spacious lounge, which given its shape, would suit a range of furniture configurations. The modern kitchen and dining area has been well designed and provides a very efficient and stylish work-space around mealtimes. It's finished with a beautiful range of gloss white wall and floor cabinets. Appliances include a gas hob, double electric oven, extractor filter hood and ample space for the free-standing fridge freezer, washing machine and tumble dryer.

There is a useful WC on the ground floor completing the accommodation on this level.





Kitchen/Diner







Moving onto the first floor, the bright family bathroom is tastefully tiled and contains a white suite with a mains shower over the bath. There are three good sized bedrooms, two of which are doubles, with built-in mirrored wardrobes and ample space for free-standing furniture. The master further benefits from a beautiful en-suite with luxurious shower.

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 the double glazing and gas central heating.



Bedroom 1







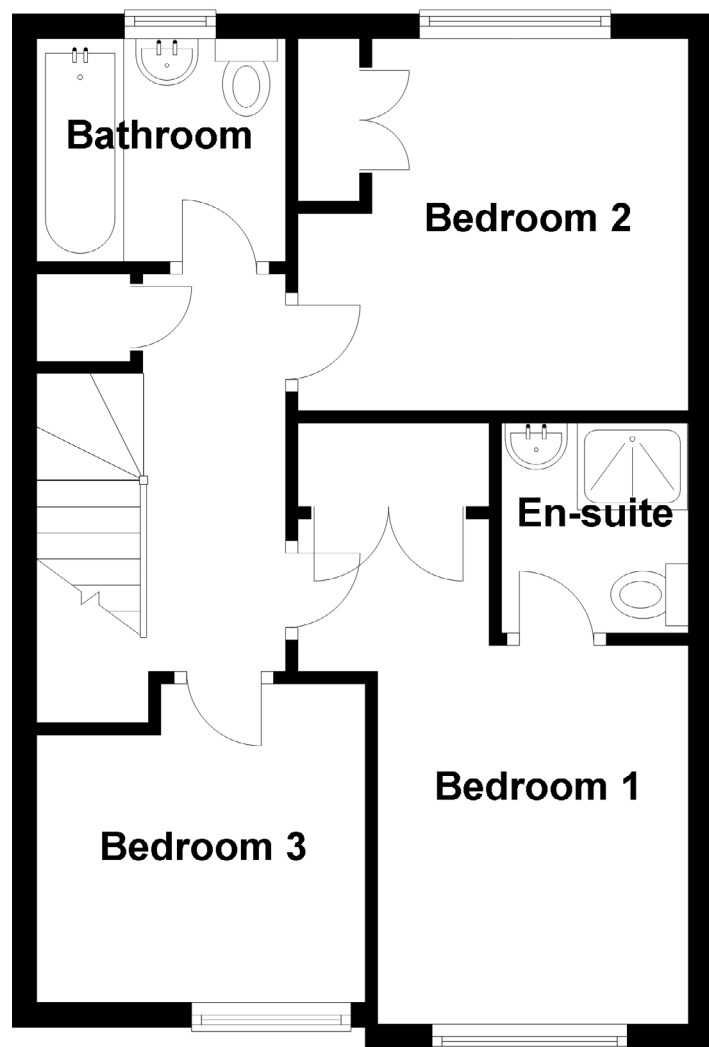
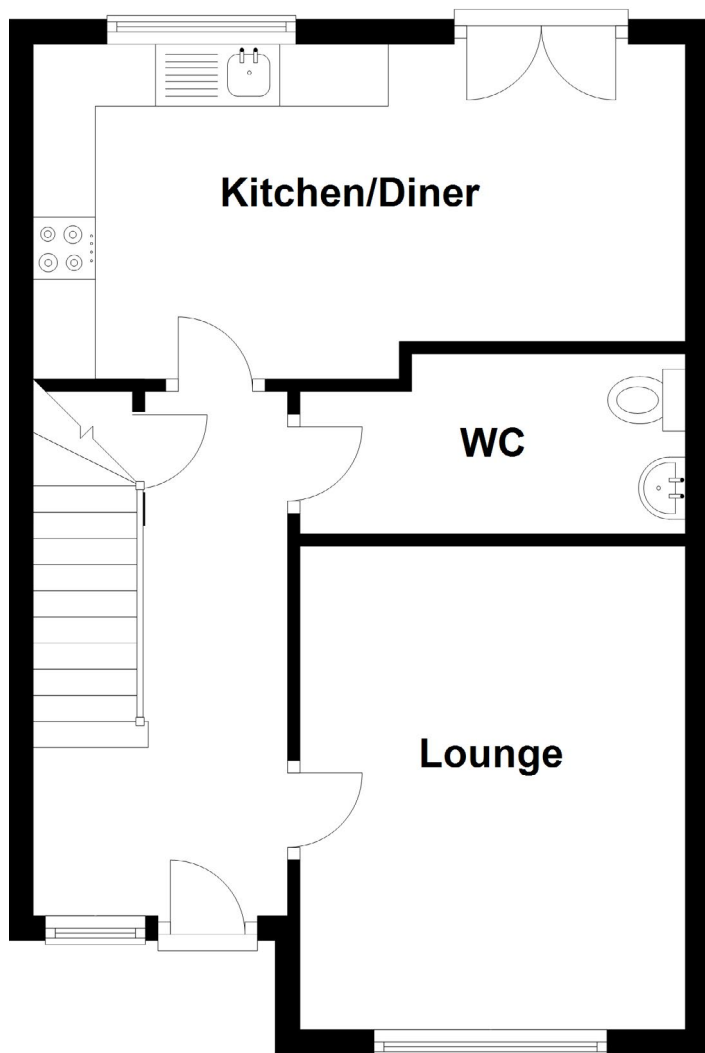
Bedroom 2





Bedroom 3



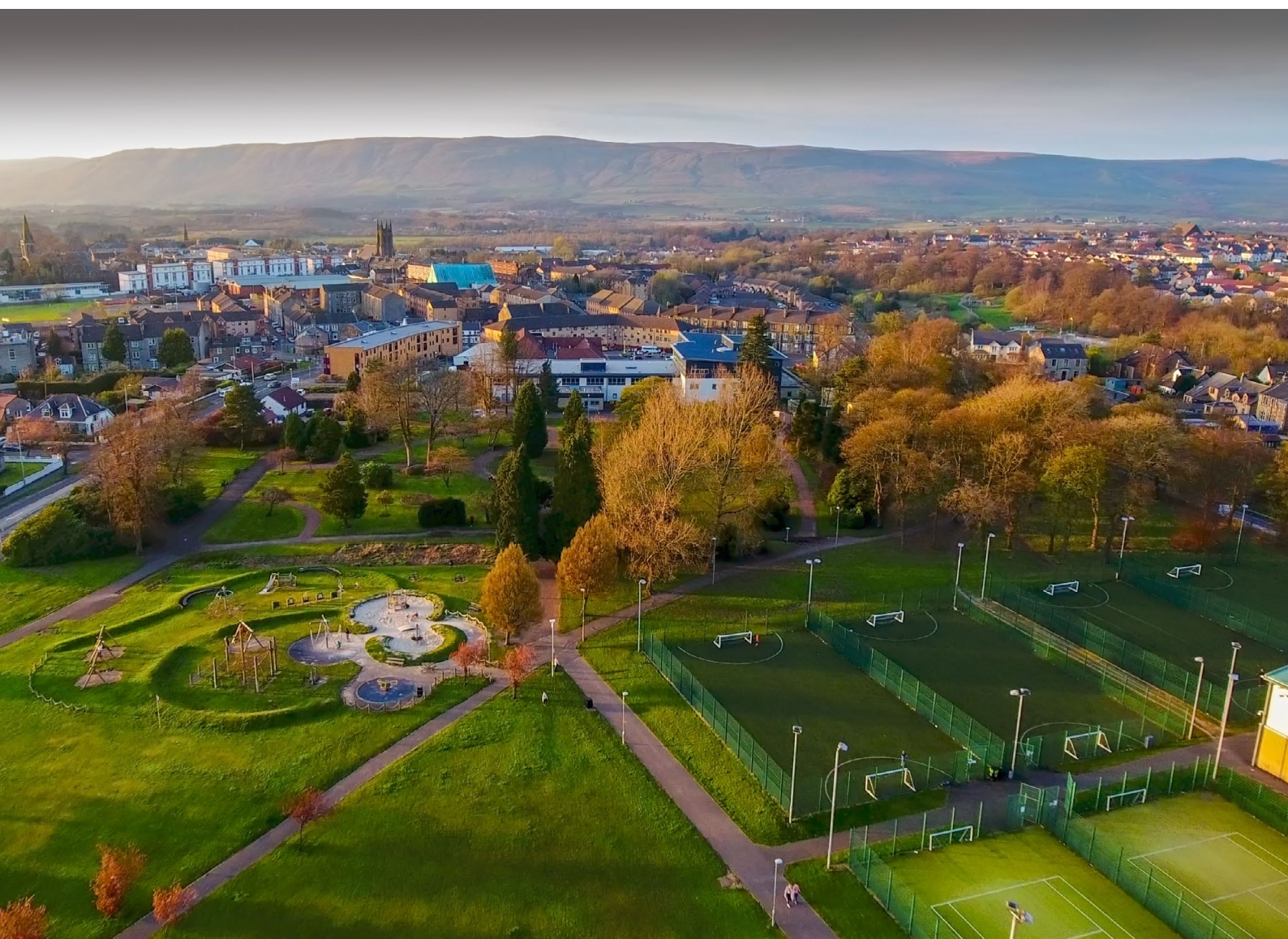


Approximate Dimensions

(Taken from the widest point)

Kitchen/Diner	5.25m (17'3") x 2.70m (8'10")	Bedroom 3	2.70m (8'10") x 2.65m (8'8")
Lounge	3.90m (12'10") x 3.10m (10'2")	Bathroom	2.00m (6'7") x 1.80m (5'11")
WC	3.10m (10'2") x 1.45m (4'9")	Gross internal floor area (m ²): 83m ² EPC Rating: C Buyer's Premium Value: £3900	
Bedroom 1	3.15m (10'4") x 3.06m (10')		
En-suite	1.70m (5'7") x 1.50m (4'11")		
Bedroom 2	3.10m (10'2") x 3.00m (9'10")		

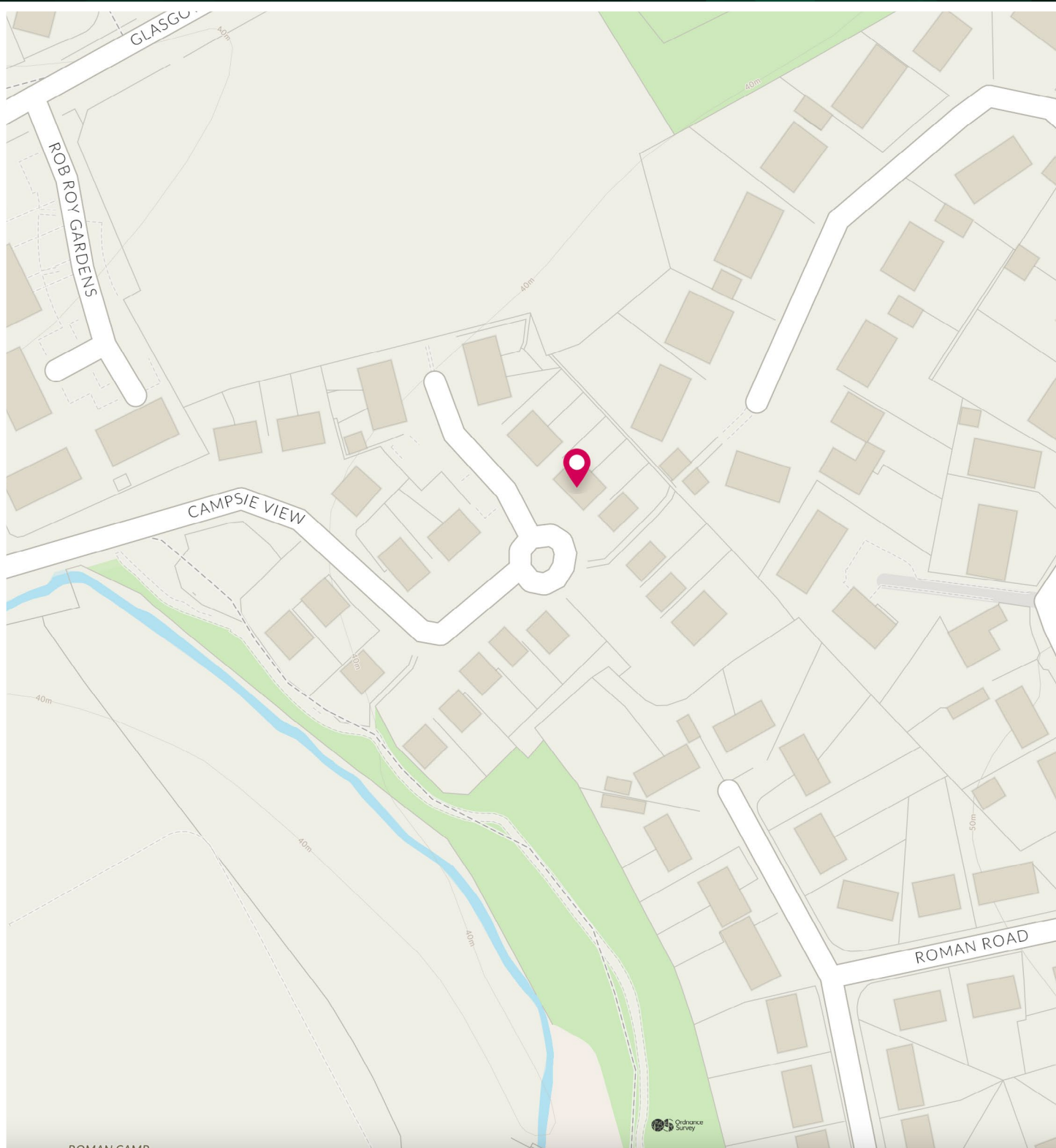




Kirkintilloch offers a great range of amenities including a good range of local shops, supermarkets, Bowling Clubs, Golf Clubs, Sports centre, Southbank Marina, Forth and Clyde Canal walk and cycle paths.

Excellent local schools include Lairdsland 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 (Kirkintilloch Initiative) 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 very quick and easy from this popular town.



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