

7 Kintyre Gardens

KIRKINTILLOCH, EAST DUNBARTONSHIRE, G66 2PJ



*A SPACIOUS THREE-BEDROOM
SEMI-DETACHED VILLA*



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We are delighted to present to the market this spacious three-bedroom semi-detached villa, ideally positioned within a highly sought-after residential pocket of Kirkintilloch. Set across two levels, this impressive home offers generously proportioned accommodation thoughtfully designed to provide both flexibility and individuality, perfectly suited to modern family living. From the moment you step inside, discerning purchasers will appreciate the well-balanced layout throughout.

The heart of the home is the bright and welcoming open-plan lounge and dining area, flooded with natural light from the large front-facing window and French doors to the rear, which open directly onto the garden and create a seamless connection between indoor and outdoor living.

The Property





The contemporary kitchen has been fitted with a good range of floor and wall-mounted units complemented by stylish work surfaces, creating both a practical and attractive workspace. A selection of integrated appliances, along with plumbing for additional freestanding appliances.





On the upper level, the property offers three well-proportioned bedrooms, each bright and airy with ample space for a variety of furniture arrangements and additional free-standing storage if required. A family bathroom, finished to a contemporary standard, completes the accommodation internally.





Bedroom 2

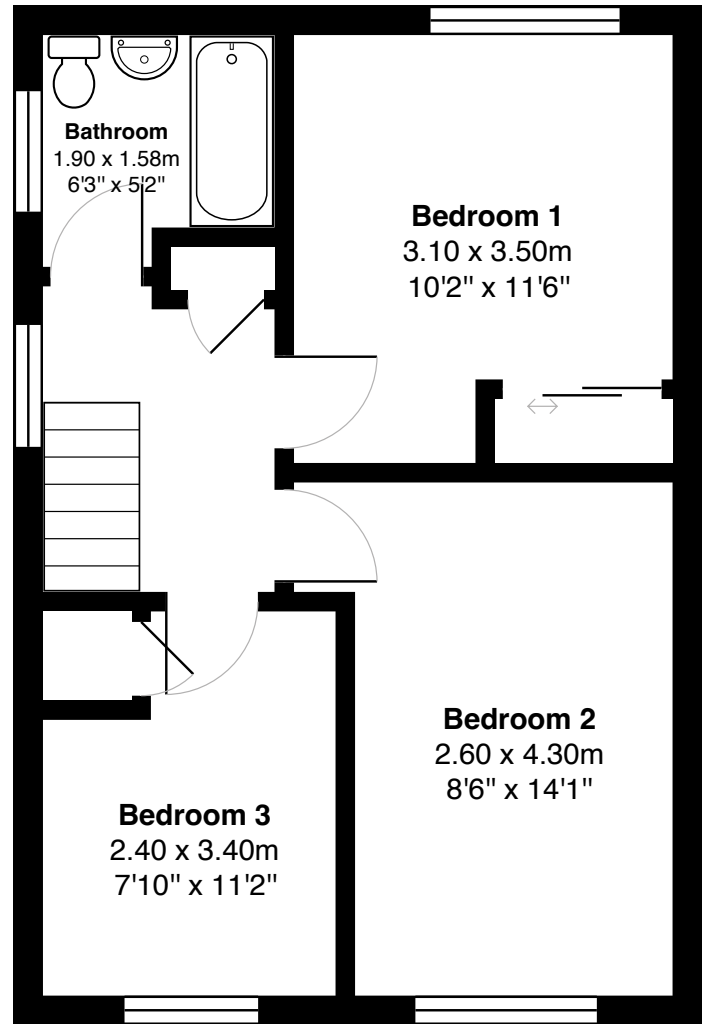
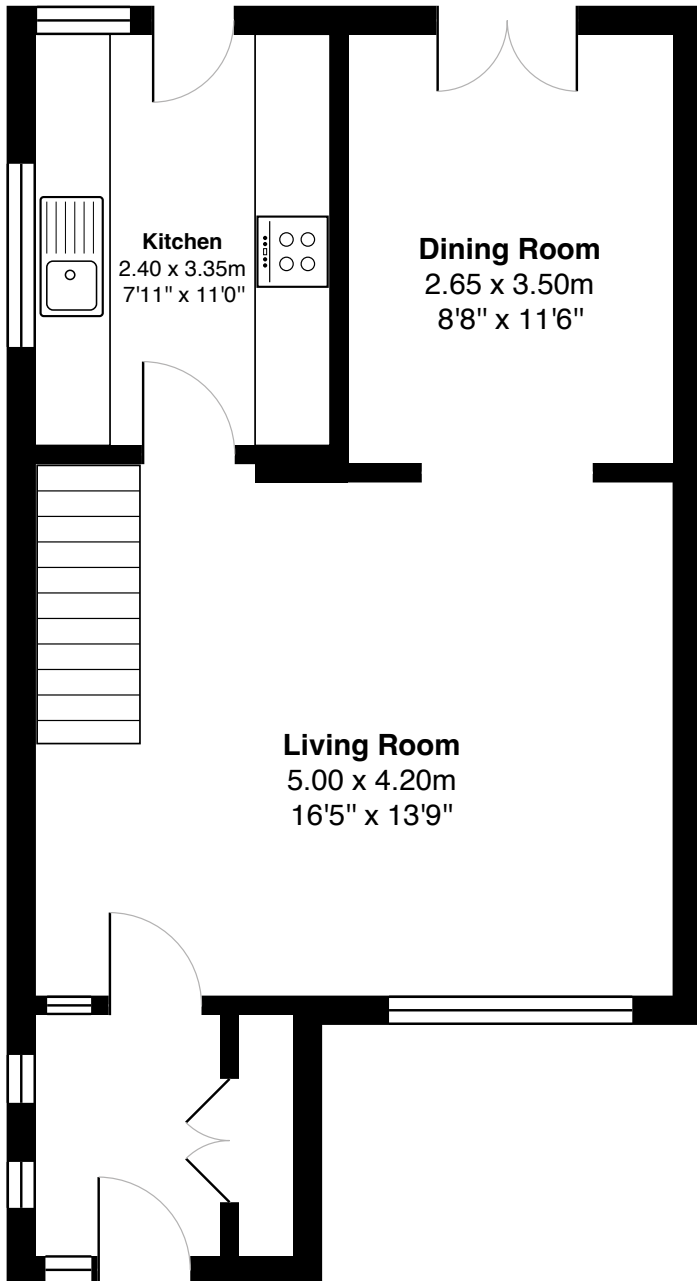




Bedroom 3







Gross internal floor area (m²): 82m²

EPC Rating: C

Externally, the property enjoys private gardens to both the front and rear, together with a driveway providing off-road parking and access to a detached garage. The fully enclosed rear garden offers a safe and secure environment for children and pets, while also enjoying excellent privacy and sunshine throughout the warmer months, perfect for relaxing or entertaining outdoors.

Further benefits include gas central heating and double glazing throughout, ensuring a warm and energy-efficient home all year round.

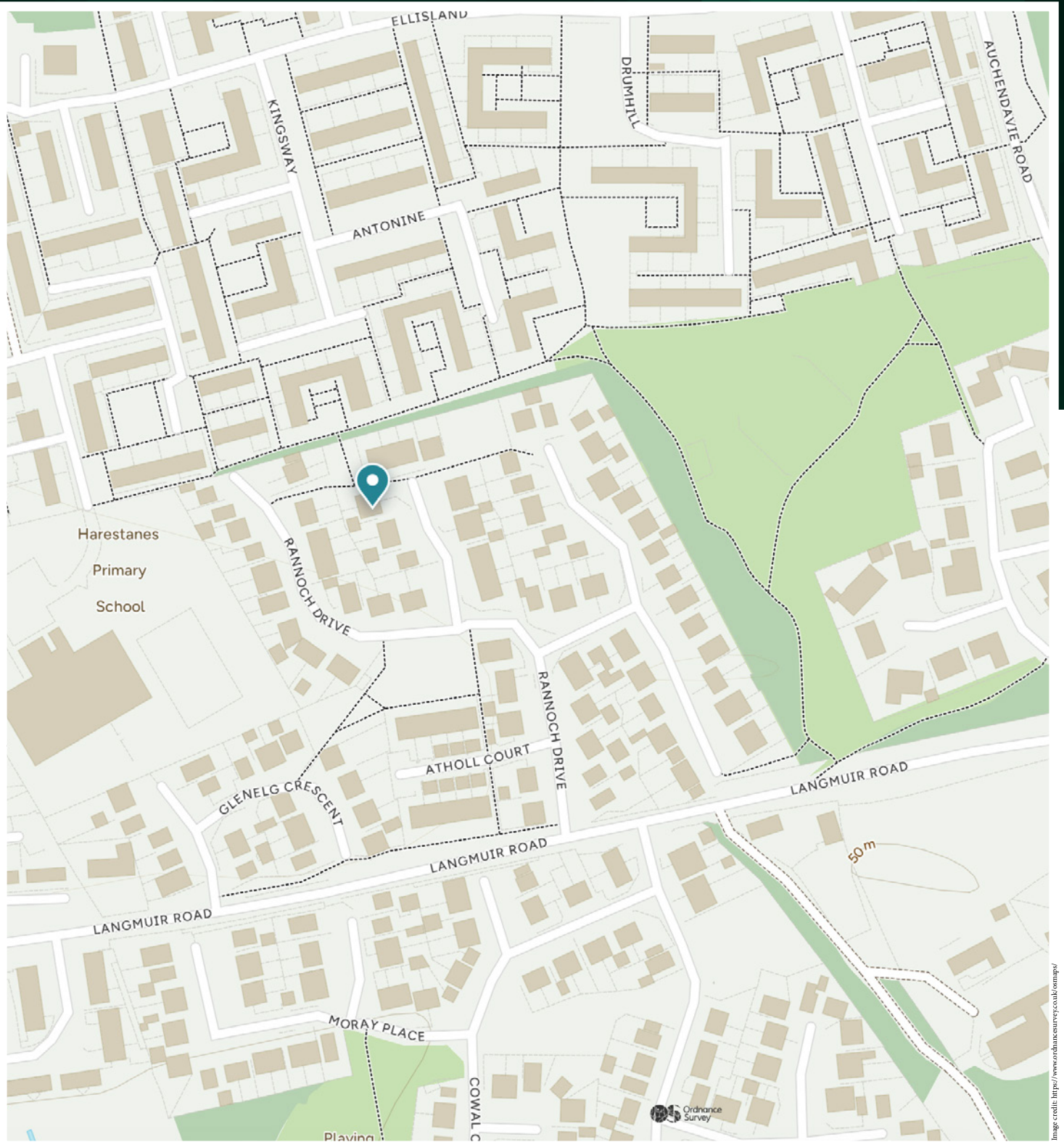




Kirkintilloch offers a great range of amenities, including a good range of local shops, supermarkets, Bowling Clubs, Golf Clubs, Sports centre, Southbank Marina, Forth and Clyde Canal walk and cycle paths. Excellent local schools include Lairdland Primary and St Ninian's. The Lenzie station is only a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

Over a sustained period of years, Kirkintilloch has benefited 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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