




McEwan Fraser Legal
Solicitors & Estate Agents
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37 Alloway Grove
KIRKINTILLOCH, GLASGOW, G66 2RD

37 ALLOWAY GROVE

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LOCATION

The property is situated on a quiet residential road only a few minutes' from the town centre with amenities including local shops and Super Market, Bowling Clubs, Golf Clubs, Sports centre, Southbank Marina, Forth and Clyde Canal walk and cycle paths. Local schools include Lairsdland Primary and St Ninian's Secondary, schools and also catchment for Lenzie Academy. The Lenzie station is only a 15 minute walk away with

frequent services to Glasgow Queen Street.

Over the past few years, Kirkintilloch has benefitted from a £50m investment programme (Kirkintilloch Initiative) which has included 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.

PROPERTY

We are delighted to introduce to the market this two bedroom end-terraced villa, formed over two levels which will make an ideal buy for a wide variety of people looking for their ideal home. Once inside, discerning purchasers will be greeted with a first class specification.

freezer and dishwasher. The garden can also be accessed from here via the rear doors.

The upper level offers two bright and airy bedrooms, one of which is further enhanced with built-in wardrobes, providing excellent storage space. Any of the bedrooms can be transformed to meet each individual purchasers needs as required. An impressive three-piece bathroom suit with shower over bath completes the upstairs accommodation.

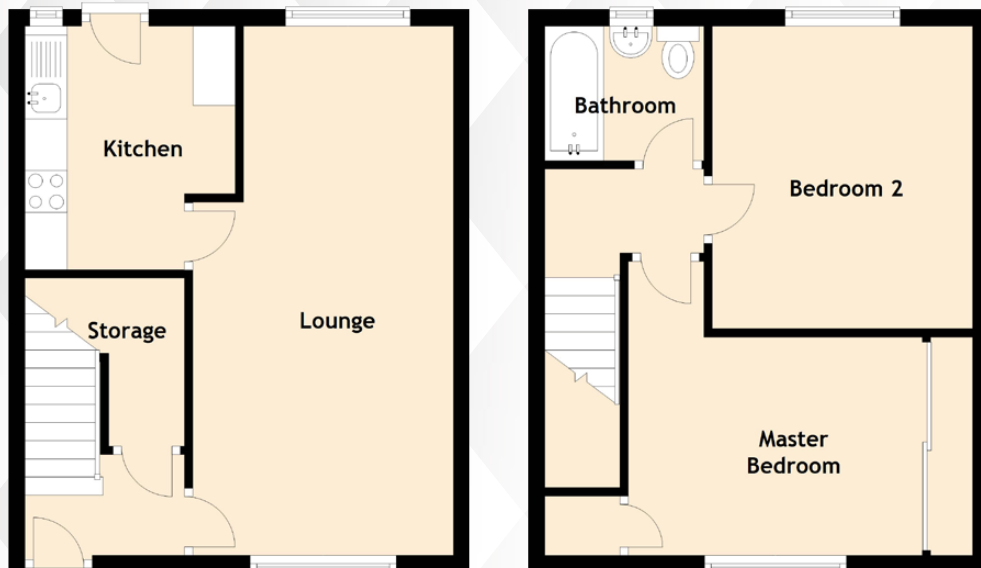
The property has well maintained gardens. The side and rear garden are fully enclosed and many a summer's evening will be spent here enjoying the peace and quiet, it is also low maintenance and has a large out building to the rear. There is parking to the front of the property on the monoblocked driveway and an area of grass for a splash of greenery.



BEAUTIFULLY PRESENTED TWO BEDROOM END TERRACE VILLA , CLOSE TO LOCAL AMENITIES



SPECIFICATIONS



Approximate Dimensions
(Taken from the widest point)

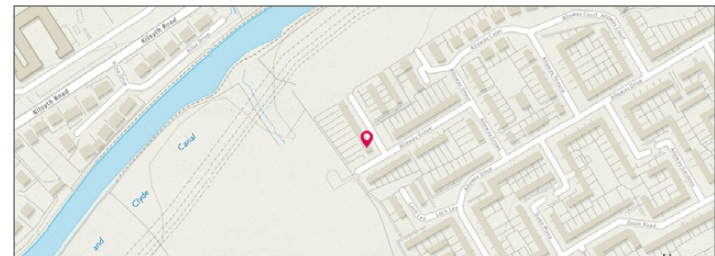
Lounge	6.30m (20'8") x 3.10m (10'2")
Kitchen	2.90m (9'6") x 2.50m (8'2")
Master Bedroom	3.60m (11'10") x 2.70m (8'10")
Bedroom 2	3.60m (11'10") x 3.10m (10'2")
Bathroom	1.80m (5'11") x 1.60m (5'3")

Gross internal floor area (m²) - 65m²

EPC Rating - D

Extras
(Included in the sale)

All fitted carpets and floor coverings to remain.




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Part
Exchange
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Text and description
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