



KIRKINTILLOCH

41 BRIDGEWAY ROAD

O/o £199,995

Spacious 3 bedroom semi-detached villa with potential in a desirable area

Private gardens, garage & driveway - Renovation Opportunity - Situated in a popular area - Energy Efficiency Rating D

- Fantastic potential
- Three bedrooms
- Sought after area
- Gardens, garage & driveway
- Seldom available
- Spacious interior
- Opportunity to add value
- Energy efficiency rating D

Kelvin Valley Properties present to the market this seldom available **three bedroom semi-detached villa** in sought after Bridgeway Road in Kirkintilloch. These properties seldom come onto the market and are very popular with buyers when they do. This particular one requires internal modernisation and has been priced accordingly, with fantastic potential to add value and create a beautiful family home. Internally the property has a large lounge, separate dining room, fitted kitchen, three bedrooms (two are double size), and a main bathroom. Externally there are private gardens to front and rear, as well as a driveway to the side leading to a private garage. Early viewing highly recommended.



Lounge (15'8 x 13'1)

Spacious lounge with large window to the front allowing plenty of natural light into the room. Gas fire (untested). Carpeted floor area. Plenty of space for furniture. Would benefit from redecoration.



Master Bedroom (17'0 x 12'0)

Large master bedroom with a wide window to the front. Carpeted floor area. Plenty of space for bedroom furniture, with the option to install fitted wardrobes if desired. Again, this room would benefit from some internal modernisation.



Kitchen (12'1 x 9'4)

Fitted kitchen with base and wall mounted storage units. Fitted oven/hob/hood. Washing machine, fridge and freezer included in the sale, but have not been tested and no warranties will be given. Windows to side & rear. Back door to rear garden. Would benefit from being upgraded.



Dining Room (11'4 x 10'2)

Spacious dining room, with access to both the adjacent lounge and kitchen. Could be opened up to create an exceptionally large dining kitchen to the rear of the property. Window to the rear.

Bedroom 2 (11'7 x 9'7)

Double bedroom, to the rear of the property with window overlooking the back garden. Fitted cupboard space.

Bedroom 3 (11'6 x 8'3)

Single bedroom to the front with street-facing window. Carpeted floor area. Fitted cupboard.

Shower Room (7'5 x 7'1)

Fitted shower room with shower in cabinet, wash hand basin and W.C. Textured glass window to the rear.

Gardens, Garage & Driveway

Private gardens to front and rear, mostly laid to lawn. Long driveway to the side with room for several vehicles, leading to a private garage which has electric's.

Heating & Glazing

Gas central heating & double glazing throughout.

Other Information

All floor coverings, light fittings and blinds included in the sale. No warranties provided with any appliances. Property is sold as seen.

Property Summary

Spacious and seldom available three bedroom semi-detached villa in a highly sought after location. The property will require some internal upgrading hence the competitive asking price. Excellent opportunity to add value to this family home. We expect this one to be popular, so early viewing advised to avoid disappointment.

Area Summary

Kirkintilloch offers a number of amenities including shops and primary & secondary schools. The recent link road to the M80 has improved commuting with Glasgow, Edinburgh and Stirling easily reached via the M80. Local to the property, there are a selection of small shops. In Kirkintilloch town centre there is a much larger selection, including a Tesco & a Sainsburys as well as many bars & restaurants. There are also plenty of good walks as the Forth & Clyde canal runs through the town.

All fixtures and fittings mentioned in this schedule are included in the sale. All others in the property are specifically excluded. All measurements are in feet. Measurements are taken using a sonic tape measure and may therefore be subject to a small margin of error. All photographs are reproduced and included for general information and it must not be inferred that any item is included for sale with the property. This schedule is thought to be materially correct although its accuracy is not guaranteed and it does not form part of any contract.

Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it.

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Viewings

**By appointment only
through Kelvin Valley Properties**

Office Contact: **John or Carol**

Reference Number: **K/2133**



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