



6 Stirling Drive, Bishopbriggs, G64 3AH

Offers Over £285,000

- Ideal Family Property
- Fabulous Residential Location
- Spacious Reception Room with Dining Area
- Substantial Garden Plot with Driveway & Garage
- Close To Local Amenities
- 3 Bedroom Semi-Detached
- Maintained and Well Presented Throughout
- Well Appointed Kitchen and Bathroom
- Potential to Extend/Develop
- EER - C

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An exceptional semi-detached 3 bedroom property, located within a very desirable residential location, this family home will appeal to a number of discerning buyers. The current owners have created a tasteful living environment, finished and presented to a high standard throughout. Early viewing is strongly recommended.
EER - C



Council Tax Band: E



This property is a generous size and is located in an extremely popular location close to the centre of Bishopbriggs. The current owners have created a fabulous family home, fi., early viewing will be imperative. The property is entered through the front door which leads into a broad, welcoming reception hallway with stairs to the upper level. The spacious lounge has a large window overlooking the front gardens with feature fireplace as it's focal point. To the rear of the lounge is a well-proportioned dining room overlooking the rear gardens. The kitchen is accessed from the dining area and is fitted with a stylish range of modern base and wall mounted units with a selection of integrated appliances. The kitchen itself has a door which leads out to the substantial rear garden.

The upper level accommodates two well-proportioned double bedrooms, both with fitted wardrobes The third bedroom is currently utilised as a nursery/home office area and also boasts a storage cupboard . An impressive bathroom completes the accommodation on offer.

Externally, the property sits within a generous, level plot. The front gardens are mainly laid to lawn with a generous driveway providing off street parking for several cars which in turn leads to a detached single garage. The rear gardens are also laid to lawn with two large patio areas giving ample space for al fresco dining/relaxing/entertaining.

School Catchment

Stirling Drive is located within the catchment areas for Meadowburn Primary, St Matthews Primary, Bishopbriggs Academy and Turnbull High School

Room Dimensions

Entrance Hallway

Lounge - 3.99 x 3.44m

Dining Area - 3.33 xx 2.76m

Kitchen - 3.31 x 2.61m

Master Bedroom - 2.87 x 3.34m

Bedroom 2 - 4.02 x 2.82m

Bedroom 3 - 3.05 x 2.52m

Bathroom - 2.43 x 1.78m

The property is located within a popular pocket of Bishopbriggs which lies to the north of Glasgow City Centre. It is conveniently positioned for local amenities available at Bishopbriggs Cross including shops, supermarket, bars, restaurants and excellent public transport services extending to bus services and train

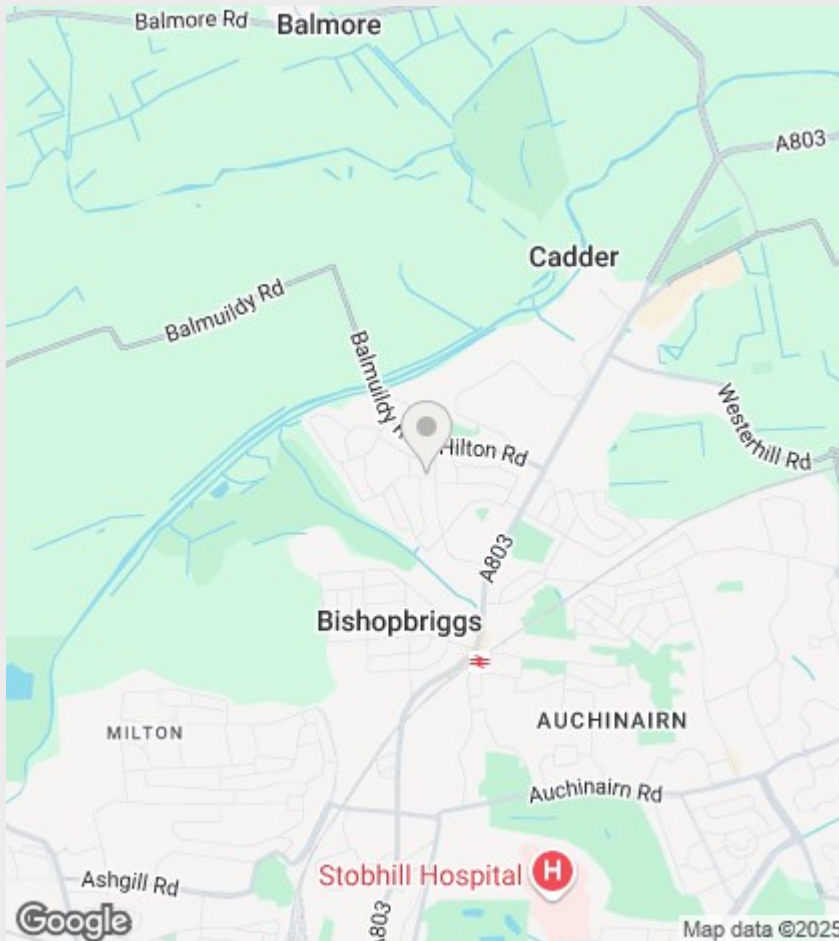
station. Schooling at both primary and secondary levels are within close proximity and for those travelling by car there is an excellent road network linking with Glasgow City Centre itself and the M8 motorway providing links throughout the Central Belt.

Home Report Available on Request

EER - C

Viewings: Arranged by appointment, to confirm please call 0141 775 1050.

CODA Estates provide a free valuation service. If you are considering selling your own home please telephone 0141 775 1050.



Directions

Viewings

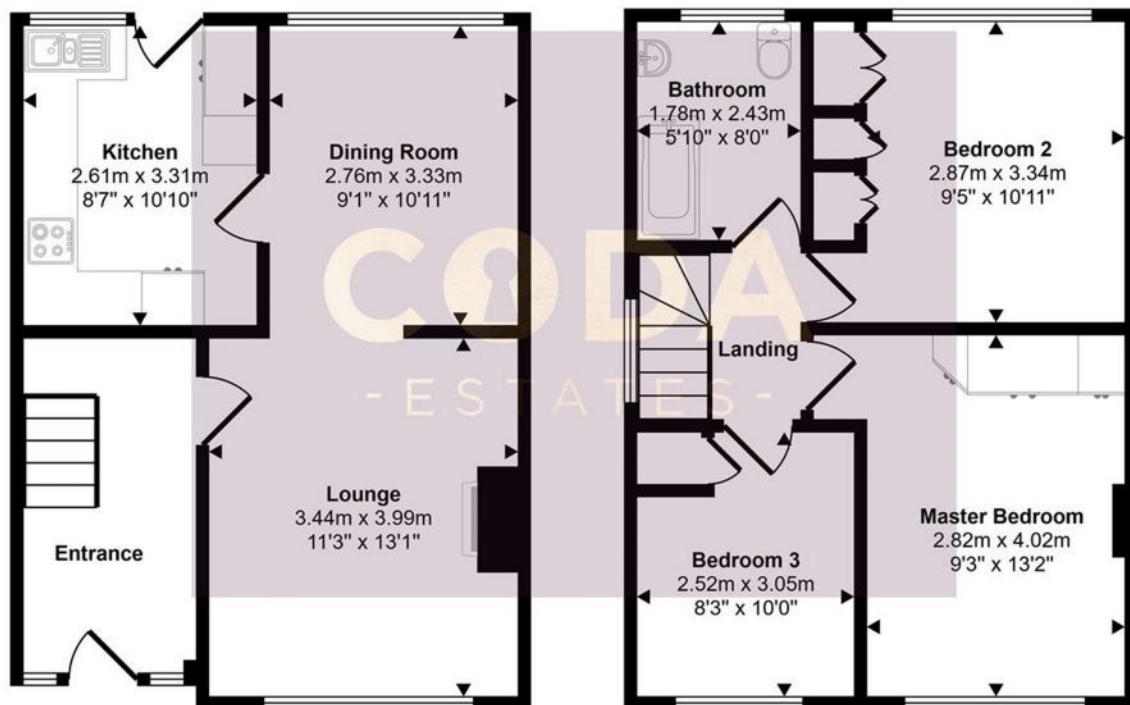
Viewings by arrangement only. Call 01417751050 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

82 sq m / 879 sq ft



Ground Floor
Approx 41 sq m / 437 sq ft

First Floor
Approx 41 sq m / 442 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate.