



35 Scotsblair Avenue, Kirkintilloch, Glasgow, G66 4AG

Offers Over £205,000

- Spacious 4-bedroom semi-detached home on a generous corner plot
- Bright and airy lounge ideal for family living and entertaining
- One double bedroom on the ground floor – perfect for guests or a home office
- Stylish upstairs shower room plus convenient downstairs WC
- Expansive garden space
- Sought-after location
- Fitted kitchen with ample storage and workspace
- Three additional double bedrooms upstairs offering versatile accommodation
- Excellent built-in storage throughout the property
- EER - E

35 Scotsblair Avenue, Glasgow G66 4AG

***Closing Date Tuesday 10th June at 12 noon *** Nestled in Scotsblair Avenue, Kirkintilloch, this delightful semi-detached house offers a spacious family positioned on a generous corner plot. With four spacious bedrooms, this property is ideal for families seeking ample space to grow and thrive.

The layout of the home is thoughtfully designed, allowing for both privacy and communal living, making it a wonderful choice for those who appreciate a harmonious balance.

Situated in a friendly neighbourhood, this property benefits from local amenities, schools, and parks, making it an excellent choice for families and professionals alike. The surrounding area boasts a rich history and a strong sense of community, offering a peaceful yet vibrant lifestyle.

This semi-detached house on Scotsblair Avenue is not just a place to live; it is a place to call home. With its generous living space and prime location, it presents a fantastic opportunity for anyone looking to settle in the picturesque town of Kirkintilloch. Do not miss the chance to make this lovely property your own.



4



2



1



E

Council Tax Band: C



CODA



CODA

Situated on a generous corner plot in the ever-popular Scotsblair Avenue, Kirkintilloch, this substantial four-bedroom semi-detached home offers flexible and spacious accommodation ideal for modern family living.

The ground floor features a bright and welcoming lounge, perfect for both relaxing and entertaining, alongside a fitted kitchen with ample storage and worktop space. A convenient downstairs WC adds practicality, and a well-proportioned double bedroom on this level provides ideal flexibility—perfect for use as a guest room, home office, or additional living space.

Upstairs, there are three further double bedrooms, each offering comfortable accommodation, along with a stylish and contemporary shower room. Generous storage is available throughout the property, ensuring a clutter-free living environment.

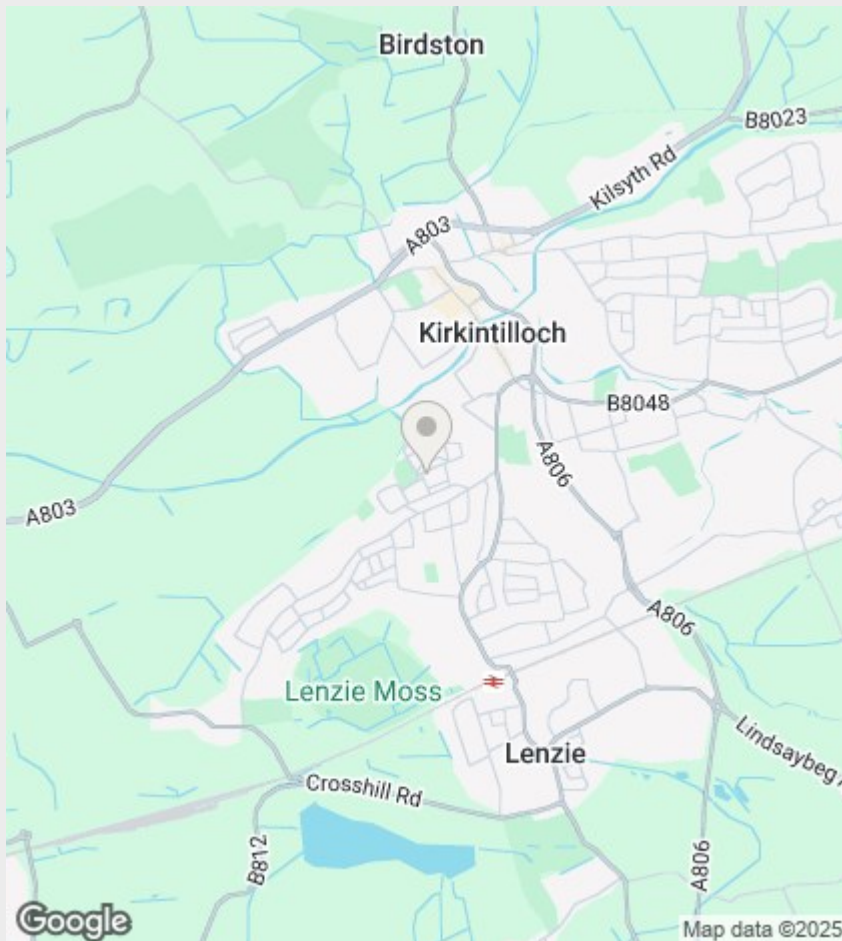
Externally, the property benefits from its impressive corner plot, offering an expansive garden space.

Well placed for local schools, shops, and transport links, this attractive home is a superb opportunity for families seeking space, convenience, and potential in a desirable Kirkintilloch location.

Early viewing is highly recommended to fully appreciate everything this versatile home has to offer.

Home Report Available on Request
Council Tax -East Dunbartonshire Band C
EER - E
Viewings Strictly By Appointment

If you are interested in viewing this property, please contact our offices direct on 0141 775 1050. Property to sell? One of our expert team would be happy to provide you with a free valuation and we can discuss our selection of professional selling packages




Directions

Viewings

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

EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		45
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC 	

Approx Gross Internal Area
105 sq m / 1127 sq ft



First Floor

Approx 52 sq m / 558 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.