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-ESTATES-









11 Dovecote View, Kirkintilloch, G66 3HY

Offers Over £350,000

- Substantial four-bedroom detached villa occupying an enviable position within a secluded residential setting
- Generously proportioned lounge alongside a second versatile reception room
- Luxurious principal bedroom featuring a dedicated dressing area and four-piece en-suite
- Additional family bathroom and conveniently located ground floor WC
- Peaceful cul-de-sac location within easy reach of Kirkintilloch town centre, schooling and excellent transport connections
- Impressive two-storey side extension providing significantly enhanced family accommodation
- Spacious kitchen and dining area, ideal for family gatherings and entertaining
- Three further bedrooms offering excellent flexibility for family members and guests
- Extensive front and rear garden grounds, complemented by private driveway and detached garage
- Energy efficiency rating - C

2-4 Heath Avenue, Lenzie, Glasgow, G66 4LG
01417751050

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www.codaestates.co.uk

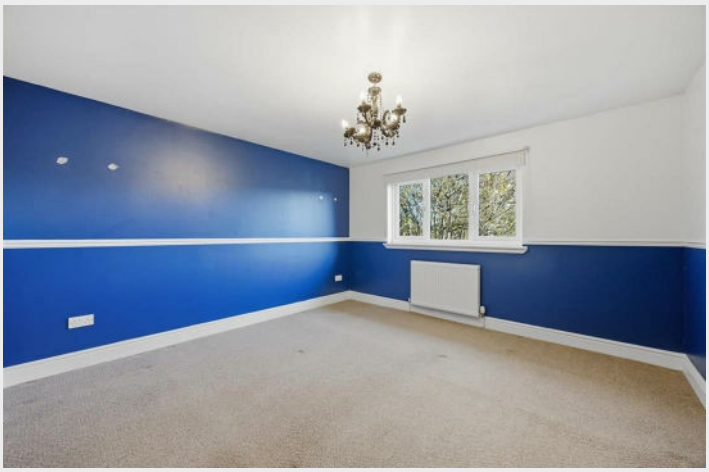
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Beautifully presented and significantly enhanced by an impressive two-storey extension, this four-bedroom detached home offers exceptional family accommodation in a peaceful cul-de-sac setting. Highlights include a superbly spacious kitchen dining area, two additional reception rooms and a luxurious principal bedroom complete with walk-in wardrobe and four-piece en-suite. Set within generous landscaped gardens, with private driveway and detached garage, this is a fantastic opportunity to acquire a superb family home in a sought-after Kirkintilloch location, close to a wealth of local amenities.

4 2 2 C

Council Tax Band: E







Occupying a generous plot within a peaceful and secluded cul-de-sac, this impressive four-bedroom detached family home in Dovecote View, Kirkintilloch, offers beautifully presented accommodation in excellent condition throughout, allowing prospective purchasers to move straight in and enjoy. Significantly enhanced by the present owners through the addition of a substantial two-storey side extension, the property now provides an excellent balance of spacious family living and contemporary accommodation, complemented by generous front and rear gardens, a private driveway and detached garage.

The ground floor begins with a welcoming reception hallway leading to a generously proportioned lounge, providing an inviting setting for relaxation. To the rear, the extended accommodation creates an impressive open-plan kitchen and dining space, offering excellent proportions for everyday family life and entertaining. The kitchen is fitted with a range of storage units, integrated appliances and work surfaces. The extension has also created a further reception room, providing valuable additional living space with flexibility to suit a variety of family requirements, or even for use as a fifth downstairs bedroom. A conveniently positioned downstairs WC completes the ground floor accommodation.

The upper floor hosts four well-proportioned bedrooms, including an impressive principal bedroom created within the two-storey extension. This particularly spacious room benefits from a walk-in wardrobe and an en-suite shower room. The remaining three bedrooms offer comfortable accommodation for family members or guests, while a further four-piece family bathroom, incorporating a separate bath and shower serves the additional bedrooms.

Externally, the property occupies an enviable position at the end of this quiet and secluded residential cul-de-sac, with generous garden grounds to both the front and rear. The substantial rear garden provides an excellent outdoor setting for families, entertaining and outdoor relaxation, while the front garden further enhances the property's attractive setting. A private driveway provides valuable off-street parking and leads to a detached garage, offering additional vehicle accommodation and storage.

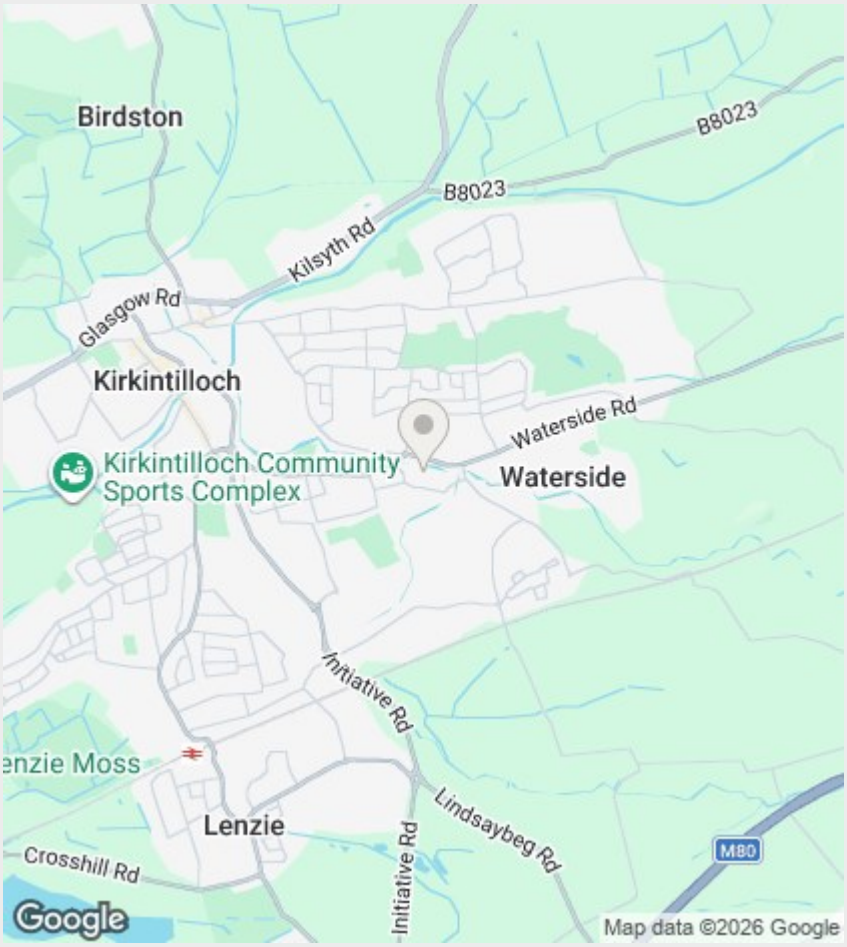
Dovecote View is ideally positioned within easy reach of Kirkintilloch town centre, where an excellent selection of shops, supermarkets, restaurants, cafés and leisure facilities can be found. The area also offers a choice of schooling, recreational amenities and convenient transport connections, with access to the surrounding road network providing straightforward commuting to Glasgow and beyond.

Combining generous family accommodation, a thoughtfully designed two-storey extension, excellent presentation and an enviable position within a quiet residential setting, this is an excellent opportunity to acquire a substantial detached family home in one of Kirkintilloch's established residential areas. Early viewing is highly recommended.

Kirkintilloch is a popular and well-established East Dunbartonshire town, offering an excellent blend of traditional charm, modern amenities and convenient commuter links. The town centre provides a wide selection of shops, supermarkets, cafés, restaurants and leisure facilities, while a choice of highly regarded schools, parks and recreational spaces make it particularly appealing to families.

For outdoor enthusiasts, the Forth & Clyde Canal, Peel Park and the surrounding countryside provide wonderful opportunities for walking, cycling and leisure activities. Kirkintilloch also benefits from excellent connectivity, with convenient access to the M80 and nearby Lenzie railway station providing regular services into Glasgow and beyond.
Council Tax: East Dunbartonshire Band E
Home Report: Available upon request.
EER: C
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.



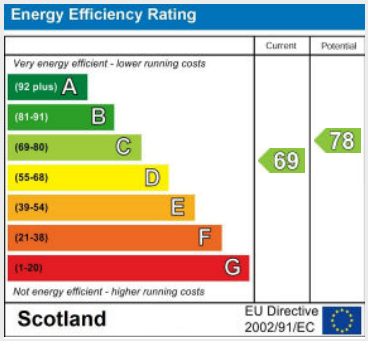
Directions

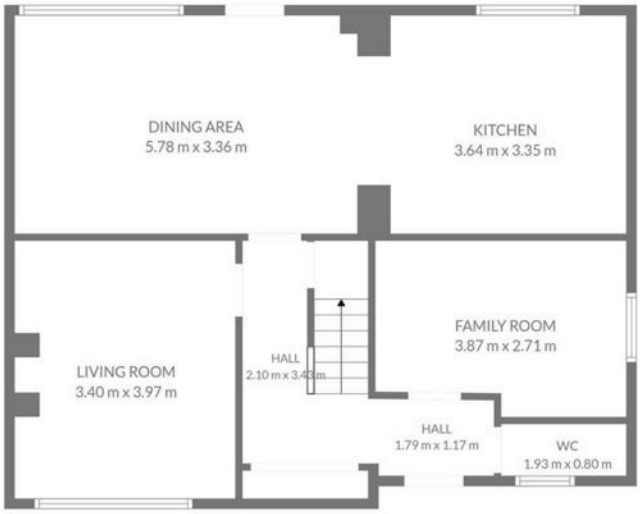
Viewings

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

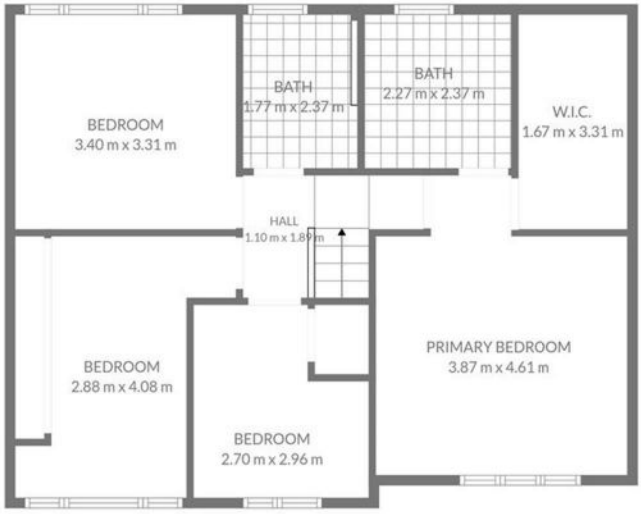
EPC Rating:

C





Ground floor



1st floor

TOTAL: 138 m2
Ground floor: 69 m2, 1st floor: 69 m2

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