



## 5 Carresbrook Place, Kirkintilloch, Glasgow, G66 3TP

Offers Over £295,000

- Immaculate Family Home
- Stylish Lounge
- GCH, DG, Parking & Adequate Storage
- EER - B
- Impressive 3 Bedroom Semi-Detached
- Tasteful Open Plan Kitchen/Dining Area
- Generous Landscaped Garden Plot
- Finished and Presented to an Impeccable Standard Throughout
- Master Bedroom Ensuite
- Close To All Local Amenities, Transportation Links & Schools

## 5 Carresbrook Place, Glasgow G66 3TP

This is a tremendous opportunity to acquire a wonderful family home, located within a desirable residential location. The current owners have created a magnificent property, finished to an exceptional specification throughout. This 3 bedroom Springfield, semi-detached is one not to miss and early viewing will be essential. For further details or to arrange a viewing please contact the office on 01417751050. EER - B



Council Tax Band: E



Exclusive to the market is this well-proportioned semi-detached villa located within a small, highly desirable development. This property is within the Springfield Home development close to all local amenities. The property is surrounded by beautiful countryside, with Lenzie train station nearby, ideal for those who commute. In addition, Woodilee Village has excellent road links to Glasgow, Stirling and Edinburgh via the M80 and M8 motorways.

Enjoying an excellent position "The Cupar", offers perfect family accommodation. The present owners have maintained and presented the home to an impeccable standard throughout and early viewing will be imperative.

This immaculate property boasts accommodation over two levels, comprising a bright and welcoming reception hall, formal lounge located to the front, contemporary/well-equipped, open plan dining kitchen, housing a range of integrated appliances with French doors leading to the rear garden. On the ground floor you will also find a very chic w/c and a large cupboard under the staircase.

The upper landing gives access to all remaining rooms. The master bedroom is located to the front and benefits from ensuite shower facilities. The other 2 bedrooms are almost equal in size, both having windows over looking the rear garden. The house bathroom is fully tiled and well presented. The attic space has been floored and provides extra additional storage.

The current owners have created a versatile outside space. The decked area is perfectly positioned to enjoy the sunshine at various times of the day. This property also benefits from parking for 2 vehicles. The landscaped garden is fully enclosed providing an ideal space for children and pets.

#### Room Dimensions

Entrance Hallway - 5.21m x 1.28m

Lounge - 5.21m x 3.39m

Dining Kitchen - 5.84m x 3.53m

Downstairs w/c - 2.42m x 0.98m

Master Bedroom - 3.67m x 3.54m

Ensuite - 2.30m x 1.24m

Bedroom 2 - 4.24m x 3.54m

Bedroom 3 - 3.30m x 2.20m

Bathroom - 2.42m x 2.19m

Home Report Available on Request

Viewings By Appointment

EER - B

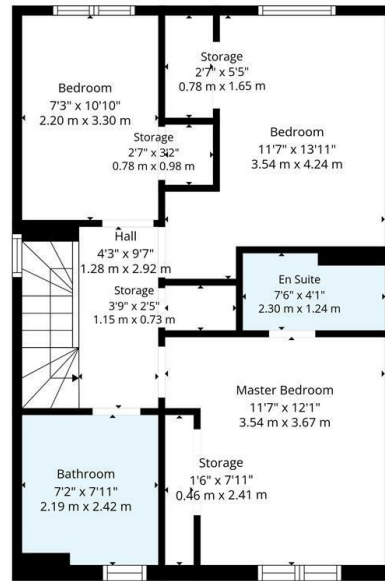
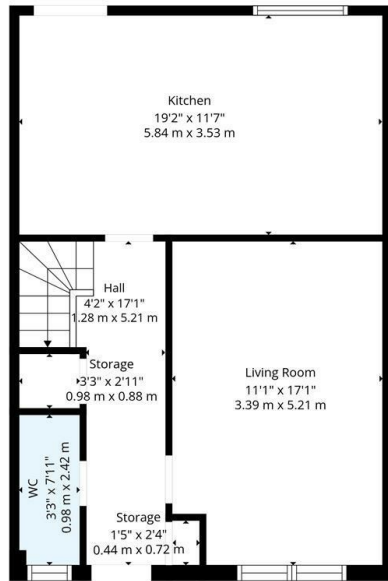
Council Tax Band - E

The Woodilee Village development has matured into a safe and family-friendly community, with well-maintained communal gardens and parks, a well-stocked local convenience store and easy access to local country-side walking paths and cycle routes.

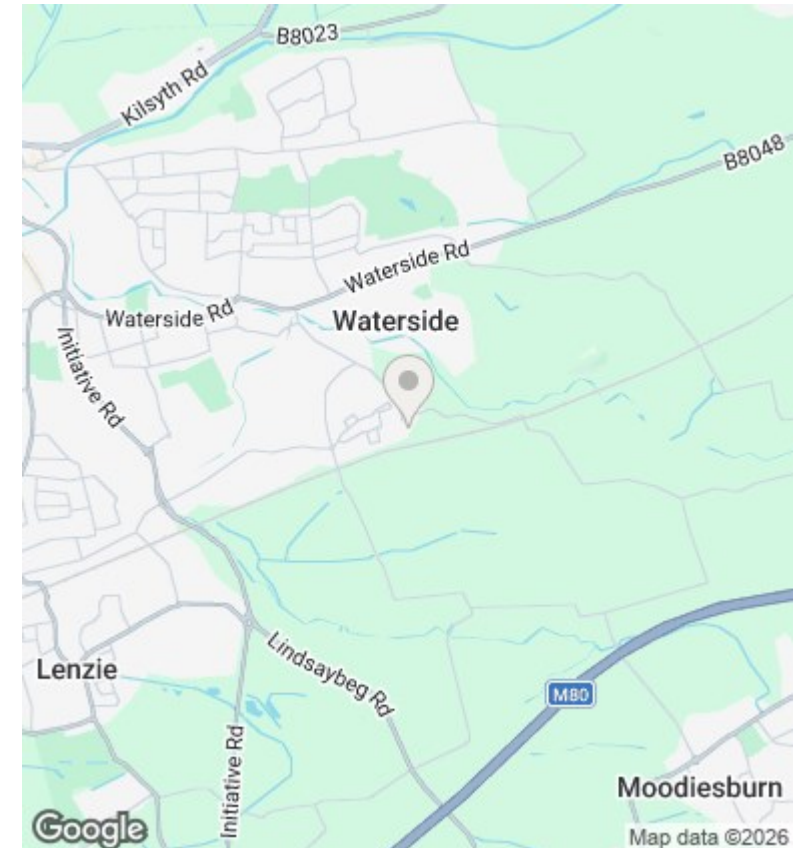
CODA Estates provide a free valuation service. If you are considering selling your own home please telephone 0141 775 1050.







**TOTAL: 1057 sq. ft, 99 m<sup>2</sup>**  
 1st floor: 544 sq. ft, 51 m<sup>2</sup>, 2nd floor: 513 sq. ft, 48 m<sup>2</sup>  
 EXCLUDED AREAS: STORAGE: 56 sq. ft, 5 m<sup>2</sup>, WALLS: 112 sq. ft, 9 m<sup>2</sup>  
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



## Directions

## Viewings

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

## Council Tax Band

E

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