



9 St. Agathas Grove, Kirkintilloch, Glasgow, G66 3FH

Offers Over £299,999

- Built by the award-winning Panacea Homes, renowned for delivering high-quality homes
- Impressive open-plan dining kitchen designed as the heart of the home
- Contemporary sanitaryware and quality tiling to both the en-suite and family bathroom.
- High-specification fixtures and fittings throughout, reflecting the quality associated with a bespoke housebuilder.
- Turnkey condition throughout, offering purchasers a beautifully presented home ready for immediate occupation.
- Finished to an exacting standard throughout, with premium materials and contemporary styling
- Stylish and luxurious principal bedroom featuring a beautifully appointed en-suite shower room.
- Generous room proportions and a thoughtfully designed layout maximise space and light
- Excellent levels of built-in storage, ensuring a clean, uncluttered living environment.
- Energy efficiency rating -B

9 St. Agathas Grove, Glasgow G66 3FH

Nestled within an exclusive cul-de-sac development on the rural fringes of Kirkintilloch, this outstanding three-bedroom home by the award-winning Panacea Homes combines refined contemporary design with exceptional craftsmanship. Offering beautifully proportioned accommodation, high-specification finishes and a peaceful countryside setting, the property presents a rare opportunity to acquire a quality family home in one of the area's most desirable residential locations.

 3  2  1  B

Council Tax Band: E



Situated within the highly sought-after St Agatha's Grove, Kirkintilloch, this exceptional three-bedroom family home was crafted by the award-winning Panacea Homes and forms part of an exclusive development of only a handful of properties. Occupying a peaceful position within a quiet cul-de-sac on the edge of open countryside, the property offers a rare combination of contemporary family living and a tranquil semi-rural setting, whilst remaining conveniently placed for local amenities, schools and transport links.

Extending to approximately 1,015 sq. ft. (94 sq. m.), the home has been thoughtfully designed to maximise space, natural light and practicality across two levels.

Upon entering, a welcoming reception hall provides access to the principal living accommodation and staircase to the upper floor. The bright and spacious lounge enjoys excellent proportions and offers an ideal setting for both everyday family life and entertaining. To the rear, the impressive open-plan dining kitchen spans the full width of the property, creating a superb social hub with ample space for dining and family gatherings. A large set of french doors opens to the impressive rear garden space and patio. A convenient ground floor WC and useful storage complete the lower level.

The upper floor hosts three well-proportioned bedrooms, including a generous principal bedroom benefitting from fitted storage and a stylish en-suite shower room. Two further bedrooms provide flexible accommodation for family members, guests or home working requirements. A contemporary family bathroom serves the remaining bedrooms, while additional storage is incorporated throughout the landing area.

Externally, the property enjoys a peaceful setting within this small and highly regarded development, with the surrounding countryside providing an attractive backdrop and excellent opportunities for walking and outdoor recreation.

St Agatha's Grove enjoys a peaceful position on the fringes of Kirkintilloch, offering a semi-rural lifestyle while remaining within easy reach of the town centre. Kirkintilloch provides an excellent range of everyday amenities including supermarkets, independent retailers, cafés, restaurants and highly regarded schooling. The nearby countryside and canal network

offer a wealth of recreational opportunities, while excellent road links provide convenient access to Glasgow and the wider Central Belt.

Council Tax: East Dunbartonshire Band E

Home Report: Available upon request.

EER: B

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

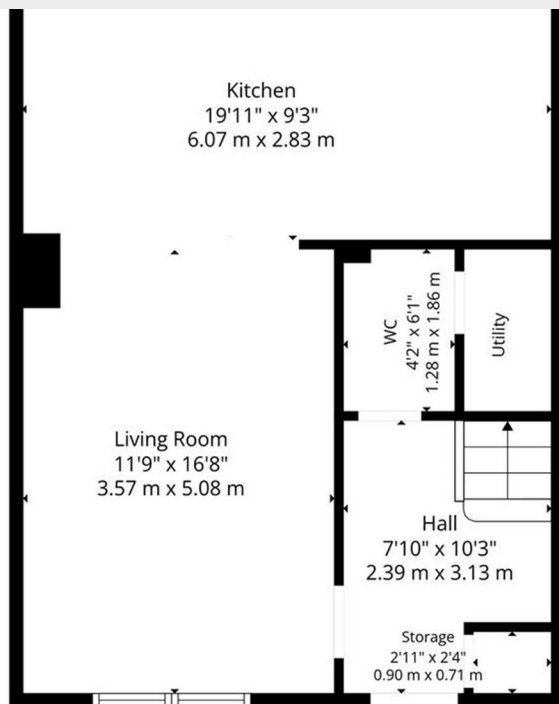
Viewings

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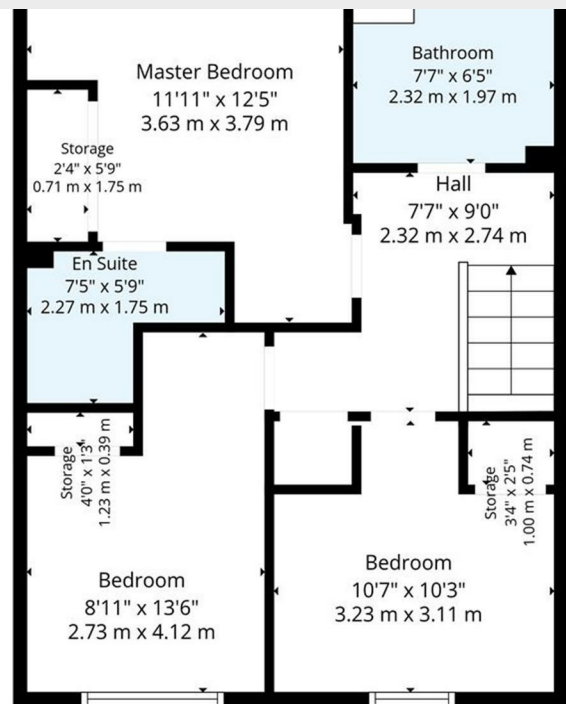
EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC



1st Floor



2nd Floor

TOTAL: 967 sq. ft, 90 m2

1st floor: 470 sq. ft, 44 m2, 2nd floor: 497 sq. ft, 46 m2

EXCLUDED AREAS: WC: 10 sq. ft, 1 m2, STORAGE: 23 sq. ft, 2 m2, HALLS: 65 sq. ft, 6 m2

CODA