



5 Barrhill Road, Kirkintilloch, Glasgow, G66 3PW

Offers Over £229,995

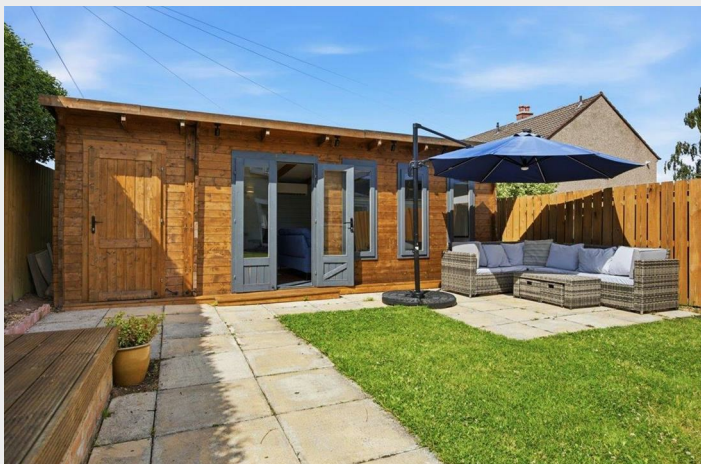
- Extensively renovated and beautifully presented throughout
- Stylish open-plan kitchen and dining area with French doors to the garden
- Three well-appointed bedrooms and a contemporary family bathroom
- Superb detached summer house currently arranged as a home office and cinema room
- Conveniently located close to well-regarded schools, local amenities and excellent transport links into Glasgow
- Occupying one of the largest plots on Barrhill Road
- Bright and generously proportioned lounge ideal for family living
- Expansive, fully enclosed gardens offering excellent privacy and outdoor entertaining space
- High-quality fixtures, fittings and finishes creating true walk-in condition
- Energy efficiency rating- D

5 Barrhill Road, Glasgow G66 3PW

Extensively renovated by the current owners, this beautifully presented three-bedroom semi-detached home offers a high standard of finish throughout and occupies one of the largest plots on Barrhill Road. With generous landscaped gardens and a substantial summer house currently utilised as a home office and cinema room, the property perfectly combines stylish interiors with exceptional outdoor living.



Council Tax Band: D



Having been extensively renovated to an exceptional standard by the current owners, this outstanding three-bedroom semi-detached villa offers beautifully presented accommodation throughout and occupies one of the largest plots within this sought-after residential address. Complemented by a substantial detached summer house, currently configured as a home office and cinema room, this is a home ideally suited to modern family living.

The accommodation comprises a welcoming entrance porch and hallway leading to a bright and spacious lounge overlooking the front garden. To the rear, the impressive open-plan kitchen/dining room provides the heart of the home, featuring ample worktop and storage space together with French doors opening directly onto the rear garden—perfect for entertaining or everyday family life.

Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom, with the layout offering excellent flexibility for growing families, first-time buyers and those looking to downsize without compromising on space.

Externally, this home truly sets itself apart. Sitting on one of the largest plots within Barrhill Road, the property boasts substantial front and rear gardens, as well as a garage and private driveway, offering excellent privacy and plenty of space for children, pets and outdoor entertaining. A particular highlight is the large detached summer house, currently configured as a home office and cinema room. Fully versatile, it could equally serve as a gym, games room, studio or bar, providing valuable additional living space throughout the year.

Barrhill Road is a popular residential address within Kirkintilloch, well placed for local shops, highly regarded schooling, leisure facilities and excellent transport links into Glasgow and across East Dunbartonshire, making it a highly convenient location for commuters and families alike.

Ideally situated within easy reach of Kirkintilloch's excellent range of local amenities, including shops, reputable schooling and superb transport links, the property also benefits from close proximity to Merkland Nature Reserve, offering attractive outdoor leisure opportunities on the doorstep.

Early viewing is highly recommended to appreciate the exceptional standard of accommodation on offer.

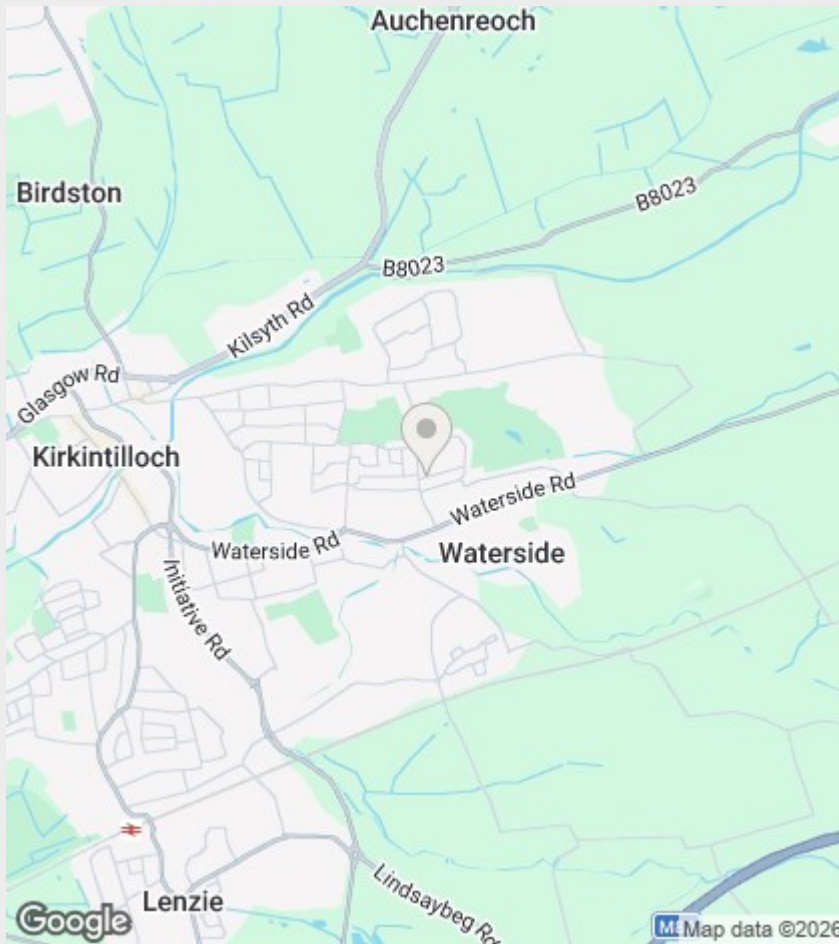
Council Tax: East Dunbartonshire Band D

Home Report: Available upon request.

EER: D

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

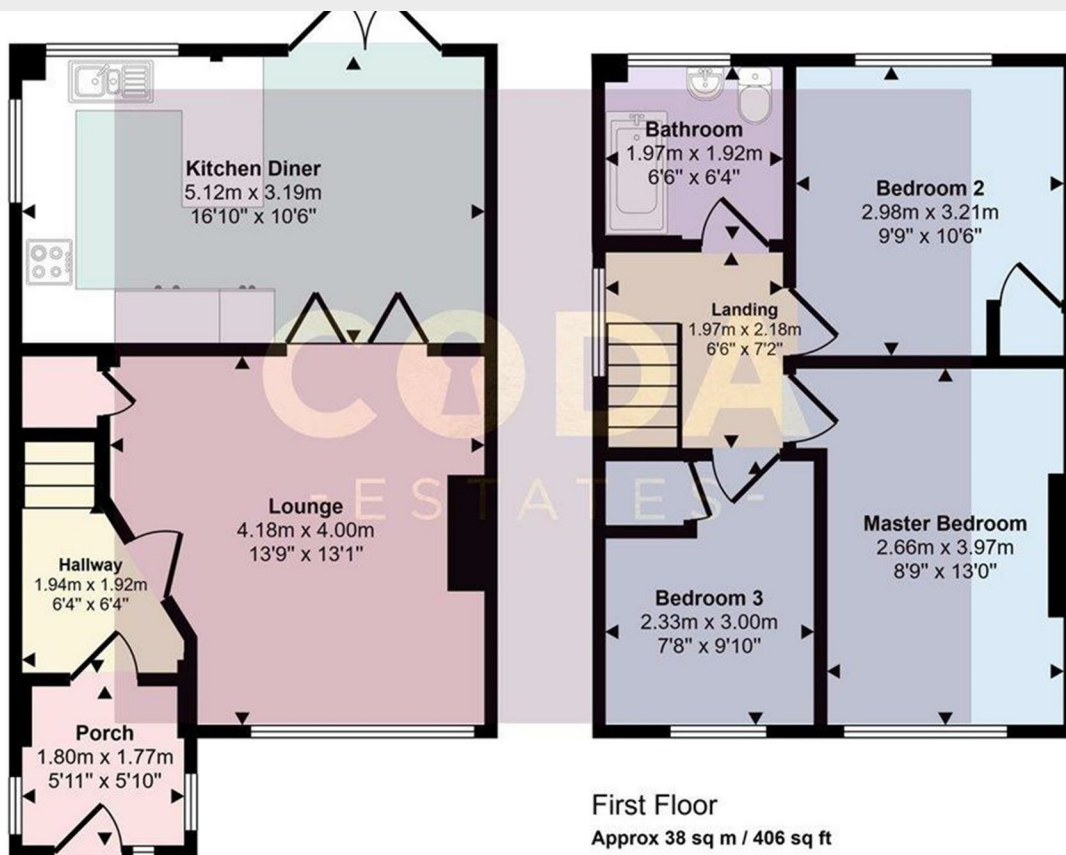
Viewings

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

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	



Ground Floor
Approx 40 sq m / 430 sq ft