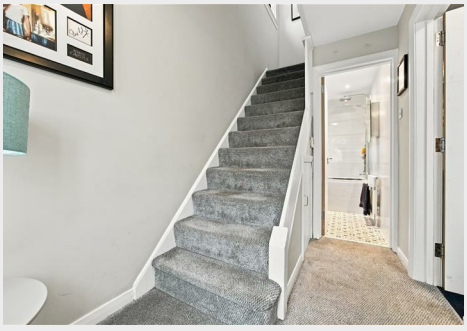
CODA
-ESTATES-









25 Braes-O-Yetts, Kirkintilloch, Glasgow, G66 3RP

Offers Over £235,000

- Fabulous Residential Location
- 4 Bedrooms
- Generous dining kitchen
- Driveway offering parking for multiple vehicles with Garage
- EER- C
- Semi-Detached
- Modern contemporary bathroom suite
- Level Garden Plot
- GCH, DG, Attic Space
- Council Tax Band D

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

sales@codaestates.co.uk
www.codaestates.co.uk

25 Braes-O-Yetts, Glasgow G66 3RP

***Closing Date Monday 14th September at 12 Noon *** Set within a quiet residential pocket in a popular Kirkintilloch location, this beautifully presented four bedroom semi-detached family home offers stylish, versatile accommodation arranged over two levels. The property has been thoughtfully designed to provide excellent family living space, with a superb garden room and mature, self-contained rear garden adding further appeal.

4 2 1 C

Council Tax Band: D







On entering the property, you are welcomed into the modern family lounge, a bright and inviting space which floods with natural light. The lounge flows seamlessly through feature double doors into the impressive modern dining kitchen. The fitted kitchen offers a range of floor and wall-mounted units, generous work surface areas and ample space for family dining, creating an ideal hub for everyday family life and entertaining.

Off the kitchen sits the excellent modern garden room, providing a tranquil additional living space which is perfect for relaxing or entertaining guests throughout the year. The garden room opens seamlessly into the mature, self-contained rear garden, creating a wonderful extension of the living accommodation. The garden provides an excellent setting for alfresco dining, entertaining and outdoor relaxation, offering a peaceful retreat for the whole family.

Bedroom four is conveniently located on the ground floor and can be accessed directly from the family lounge, providing excellent flexibility for families, guests or those seeking a home-working space. Completing the ground floor accommodation is the generously proportioned modern family bathroom, finished to provide a contemporary and stylish suite.

The staircase leads to the upper level, where there are three further good-sized bedrooms. All three rooms offer excellent flexibility for family living, with the upper level further benefiting from excellent fitted wardrobe storage and a useful storage cupboard.

The property also benefits from a fully floored loft space, providing valuable additional storage.

Externally, the property continues to impress with a large mono-blocked driveway providing comfortable private parking for several vehicles, together with a garage.

Overall, this is a superb family home offering generous and versatile accommodation, a beautiful garden room and mature private gardens, all within a peaceful yet popular Kirkintilloch setting. Early viewing is highly recommended to fully appreciate the quality, space and lifestyle on offer.















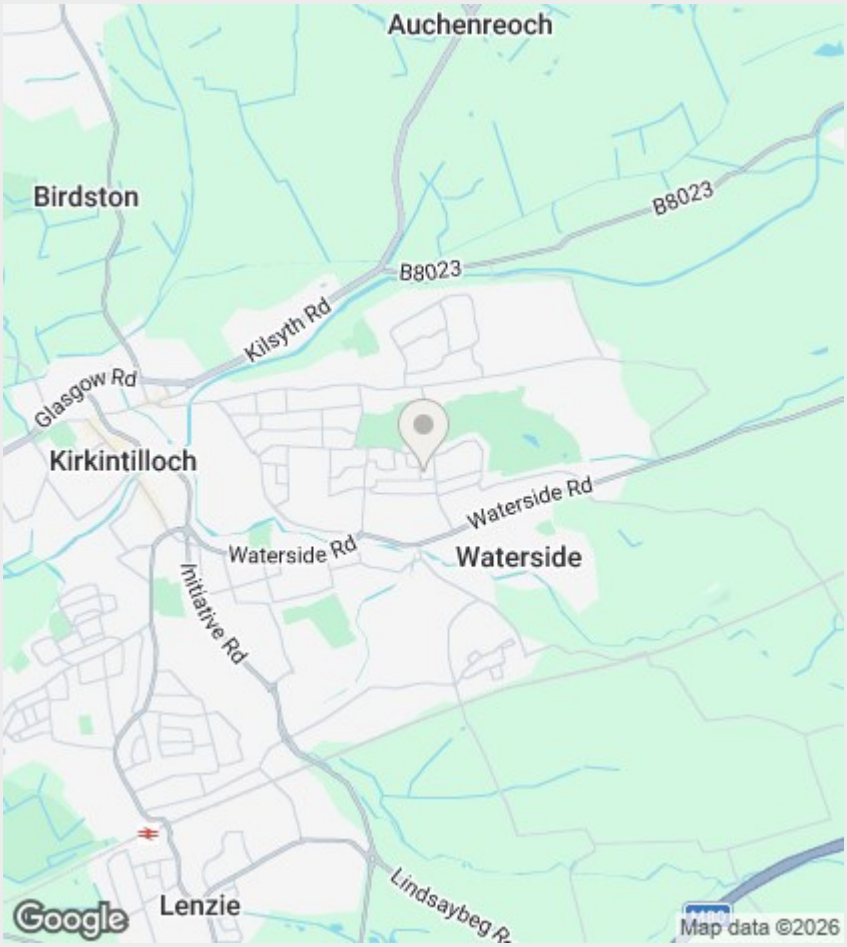












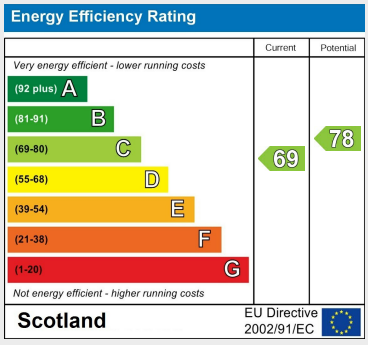
Directions

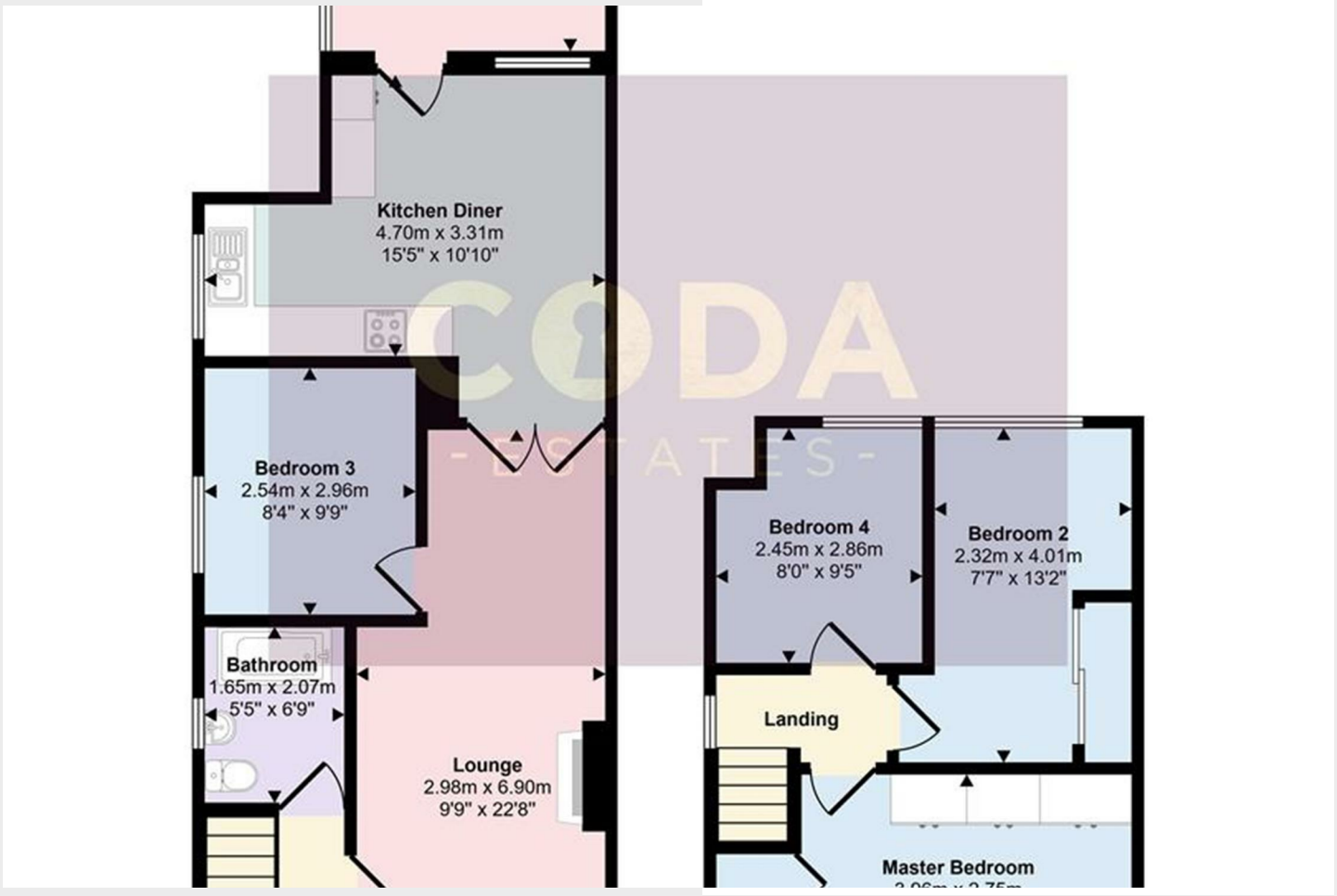
Viewings

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

EPC Rating:

C





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