

6 ADAMSLIE DR KIRKINTILLOCH GLASGOW G66 1BP



**moving**  
estate agency

Immaculate, seldom available three bedroom extended semi-detached villa in sought after residential pocket within desirable Kirkintilloch. The property is within a quiet residential area and is extremely convenient for local amenities including primary and secondary schools, recreational facilities, shopping and public transport services. There are excellent road and rail links close by giving easy access to Glasgow city centre and the central belt motorway network.

The stunning spacious family accommodation has a versatile layout and comprises entrance porch leading to welcoming hallway with wood flooring and recessed area; the impressive front facing, formal, bay window lounge has feature wood burning stove and wood flooring. The large breakfasting kitchen is open plan to the bright dining area with patio doors to enclosed rear garden. The modern kitchen benefits from ample wall and floor units, 5 burner double oven range cooker, fridge, freezer, dishwasher and pantry cupboard. The utility room also has wall and floor units, washing machine and door to rear garden. To complete the downstairs accommodation the delightful play room/second sitting room faces the front of the property and there is a useful shower room with sink and WC.

Upstairs provides access to two extremely generous sized double bedrooms both with ample fitted mirror storage and a further bedroom. Also, on the upper level is impeccably appointed bathroom fitted with a modern 'B' shaped bath with shower over and screen, suspended vanity sink and complimentary tiling.

The property itself is further enhanced by gas central heating with new boiler, double glazing and driveway. The rear garden has raised decking and grass area and a summer house with electricity. Early internal inspection is highly recommended.

EPC = D



## ROOM DIMENSIONS

FORMAL LOUNGE	15'3" X 12'1"
DINING / KITCHEN	18'10" X 11'6"
SITTING / PLAY ROOM	15'10" X 7'10"
SHOWER ROOM	9'8" X 3'8"
UTILITY	8'3" X 5'10"
BEDROOM 1	15'2" X 10'2"
BEDROOM 2	12'3" X 10'9"
BEDROOM 3	6'6" X 6'5"
BATHROOM	6'5" X 6'1"

## Viewing

Through Moving Estate Agency on 0141 334 7000  
Evenings and weekends 07977 295185 or 07841 176855

## Valuations, surveys and mortgages

We can offer you an up to date market appraisal of your own property and can also recommend surveyors and solicitors all as part of our free, no obligation service. We also have access to specialist mortgage advisors who can search the whole of the market enabling them to advise you of the best rates available.

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