



## LINNHE AVENUE, BISHOPBRIGGS, GLASGOW OFFERS OVER £205,000

Kirkland Estate Agents are proud to present to the market this well-proportioned, three bedroomed semi-detached family home, situated within a highly sought-after locale within Bishopbriggs.

Viewing for this property is highly advised to truly appreciate the setting and size on offer.

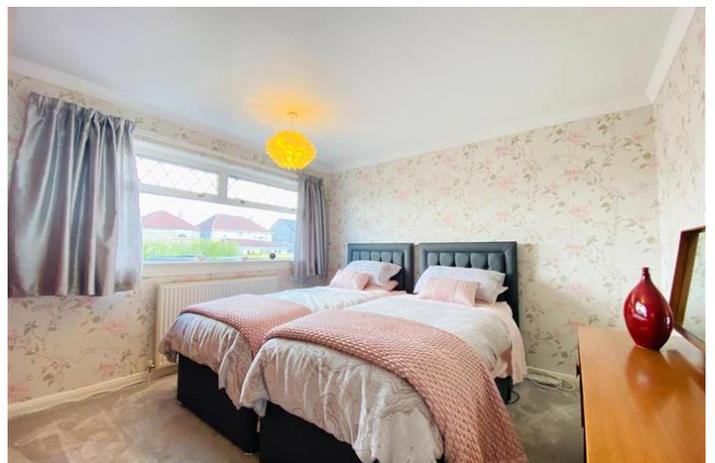
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The property comprises on the lower level; reception hallway, large lounge with open front window, formal dining room, fitted kitchen with appliances and shower room. The upper level boasts three good sized bedrooms and a modern fitted shower room.

To the front of the property is a chipped garden area for ease of maintenance with mature perennial flowering shrubs. There is a large driveway leading to a single garage to the rear of the property. The gardens are enclosed to the rear and beautifully well-kept.

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Bishopbriggs also offers a wide selection of amenities catering for day-to-day needs including access to supermarket shopping, rail links and recreational pursuits.

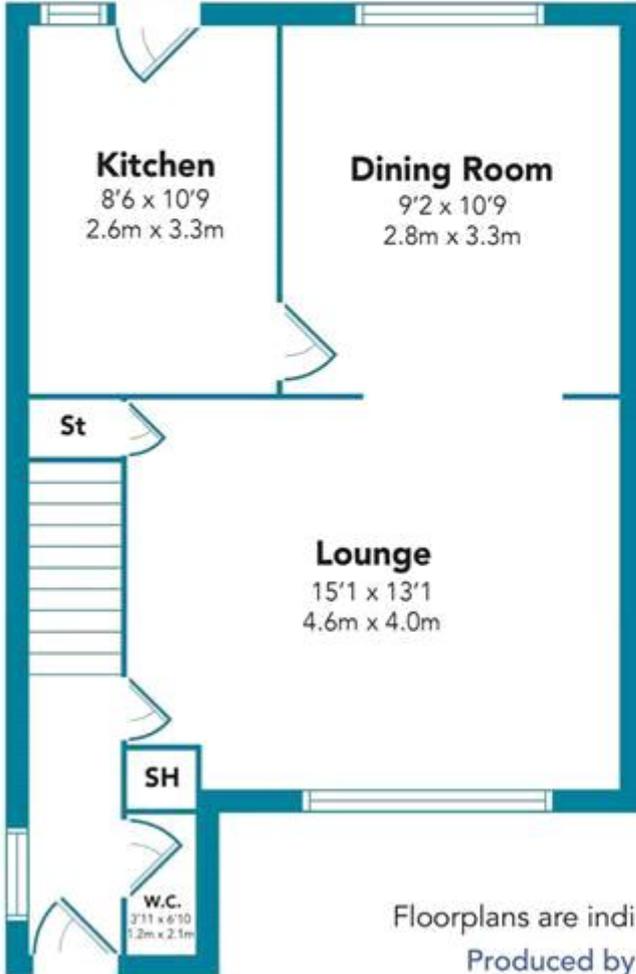


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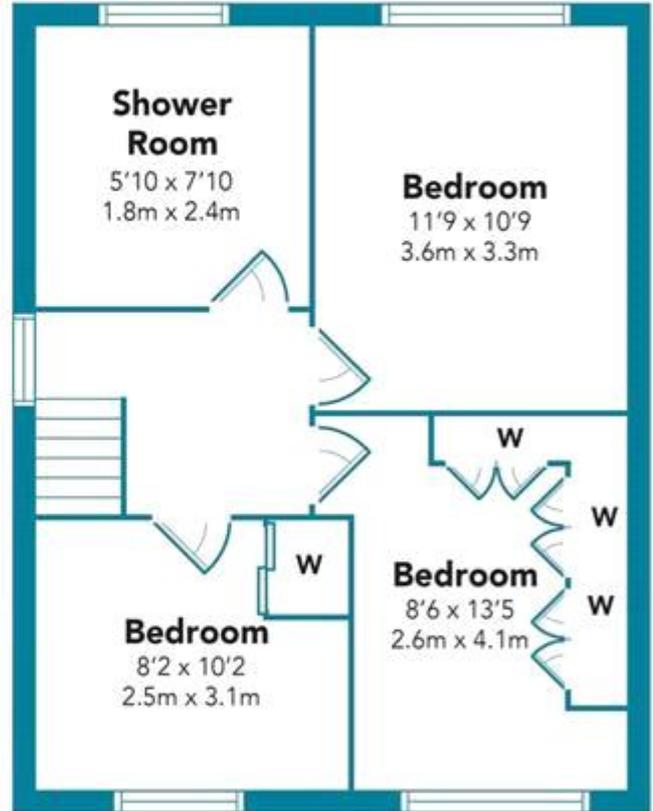


**KIRKLAND**  
ESTATE AGENTS

### GROUND FLOOR



### FIRST FLOOR



Floorplans are indicative only - not to scale  
Produced by Plush Plans Ltd



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitments are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.