



CRAWHILL DRIVE, BARGEDDIE, BAILLIESTON, GLASGOW

OFFERS OVER £210,000 Freehold

Kirkland Estate Agents are proud to present this fantastically well kept three bedroom semi detached home situated within the popular Taylor Wimpey Development, Burnside View in Bargeddie. A true turn-key property. EPC Rating: B.

- Taylor Wimpey Build
- 3 bed Semi-Detached Villa
- EPC B
- Home Report £220,000
- Lounge/Dining Room
- Fitted Bathroom
- Downstairs WC

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The property has been kept to an extremely high standard and comprises, reception hallway, front facing kitchen, downstairs WC, modern fitted kitchen with integrated appliances.

The upstairs of the property has three well sized bedrooms with the master benefitting from storage space with the upstairs also having a modern fitted bathroom.

Located to the east of Glasgow and occupying a semi rural setting close to both Drumpellier Golf Course and Drumpellier Country Park, Burnside View offers a prestigious development of detached and semi detached villas by Taylor Wimpey with private play park.

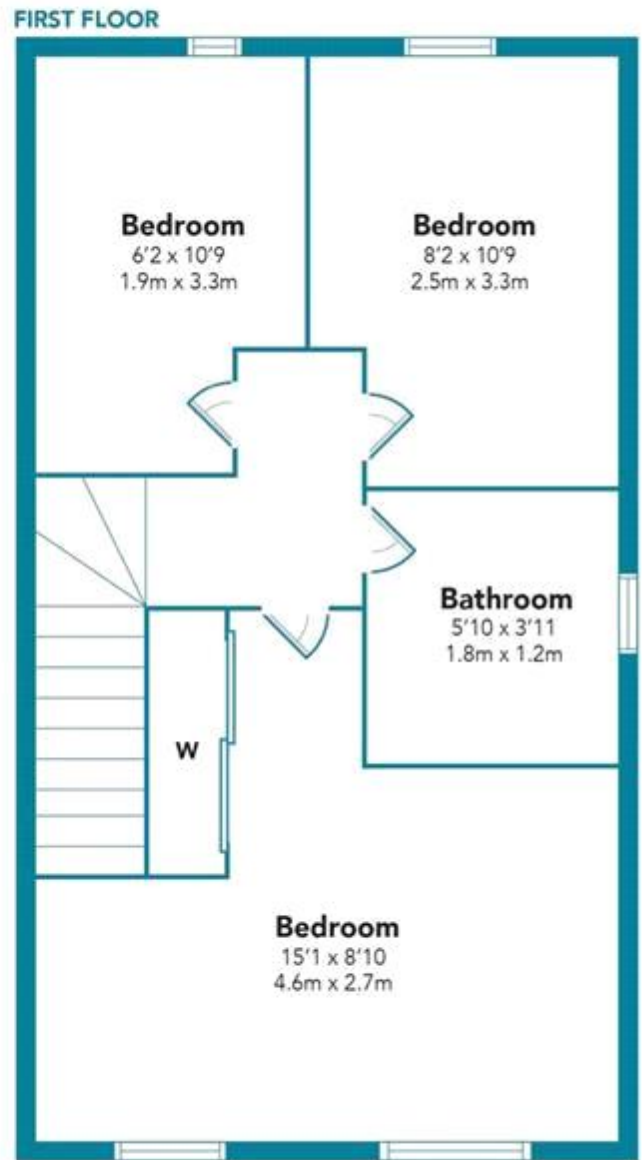
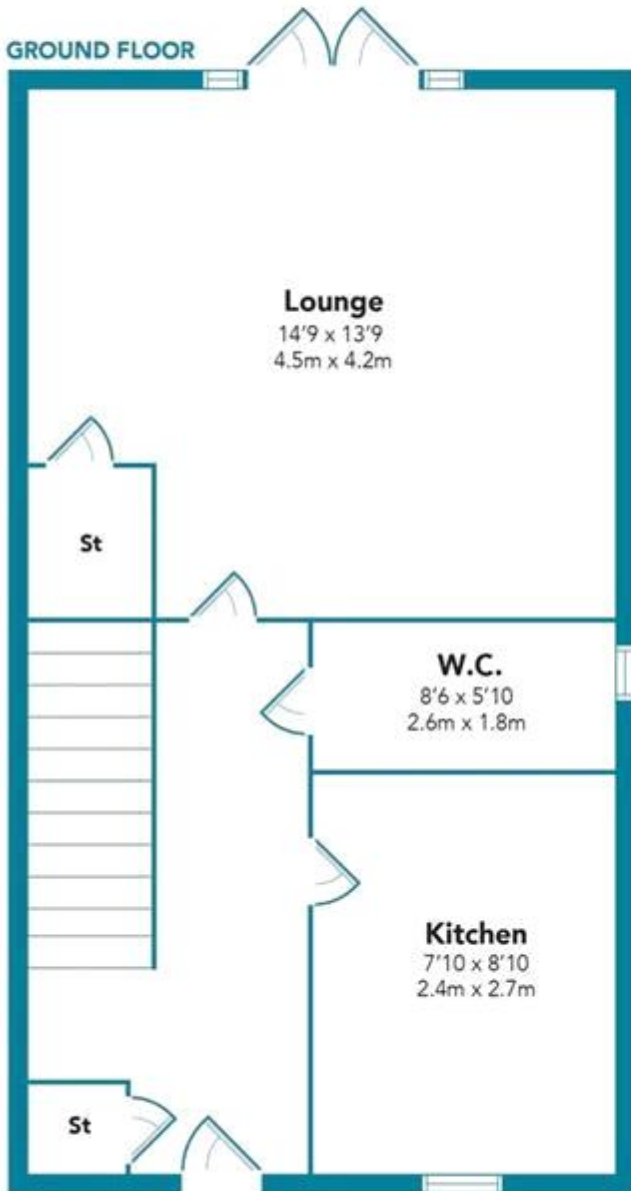
Accessed off Coatbridge Road near the village of Bargeddie, Burnside View could not be more conveniently placed for easy access to Glasgow, with the local train station a short walk away, and the M8, M73 and M74 all located close by to ensure a speedy link to the central belt's efficient motorway network.

The commercial and superb retail centre of Glasgow can be easily accessed in less than 15 minutes by car, while the first rate leisure and shopping facilities of nearby Glasgow Fort and East Kilbride offers a convenient option as another centre to visit. Even more locally, there is also a wealth of shopping and leisure facilities available in Coatbridge.

Tenure: Freehold



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		88	89
(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		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.