



Flat 4, 22 Donaldson Street, Kirkintilloch, Glasgow, G66 1XB

Offers Over £83,000

- *** First Floor Apartment ***
- Spacious & Bright Lounge
- Communal Garden Area & Parking
- EER - C
- One Double Bedroom
- Attractive Fitted Kitchen
- Ideal Central Location
- Well Appointed & Maintained Throughout
- New Carpets, Secure Door Entry, DG & GCH
- Close to Local Amenities

22 Donaldson Street, Glasgow G66 1XB

***** Similar Properties Required For Waiting Buyers *** New To The Market *** A well maintained and presented, one bedroom, first floor apartment located within the heart of the town. This property will appeal to a number of discerning buyers and an early viewing will be essential. Benefits include, GCH, secure door entry, parking and adequate storage. EER - C



Council Tax Band: C



Likely to appeal to first time buyers, young professionals, those downsizing and investors alike, this first floor apartment is well situated within close proximity to the centre of Kirkintilloch.

The property is accessed via a security controlled door entry system and offers accommodation consisting initially of a hallway with storage. The lovely and bright lounge is immediately appealing and leads through to a well appointed kitchen complete with a range of wall and base mounted units, additional storage cupboard, electric hob, oven, extractor hood and a selection of appliances. The property has one generously sized double bedroom which benefits from in-built wardrobe storage and the accommodation is completed by a modern three piece bathroom with over the bath electric shower. Further benefits include double glazing, gas central heating, new carpets throughout, parking and secure door entry system.

Room Dimensions

Hall - 1.85m x 1.00m

Lounge - 4.17m x 3.86m

Kitchen - 3.11m x 1.90m

Bedroom - 3.73m x 2.61m

Bathroom - 1.89m x 1.82m

Location

Amenities: Kirkintilloch offers a vast amount of amenities including good quality restaurants, shops, bars, supermarkets and the recently developed Southbank Marina. There are also numerous leisure facilities including Kirkintilloch Leisure Centre and various sporting courts / clubs, Kirkintilloch Bowling Club, various water sports on the canal including, canoeing, rowing, there are also golf courses in both Kirkintilloch and neighbouring Lenzie where there is also tennis courts and Lenzie Rugby Club.

Transport Links: Kirkintilloch is conveniently placed within easy reach of Glasgow city centre and Edinburgh. Property is a short drive to Lenzie train station, or a couple of minute car journey to M80 connecting to the main M8 motorway with links across central Scotland. There is also a regular bus route to Glasgow city centre and neighbouring villages.

Viewings: Arranged by appointment.

Council Tax: East Dunbartonshire Band C

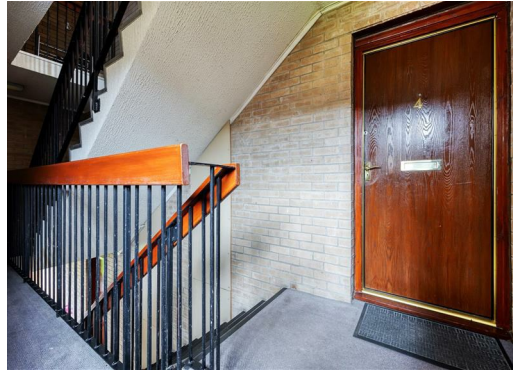
Home Report: Available upon request.

EER: C

Post Code: G66 1XB

CODA Estates provide a free valuation service. If you are considering selling your own home please telephone 01417751050





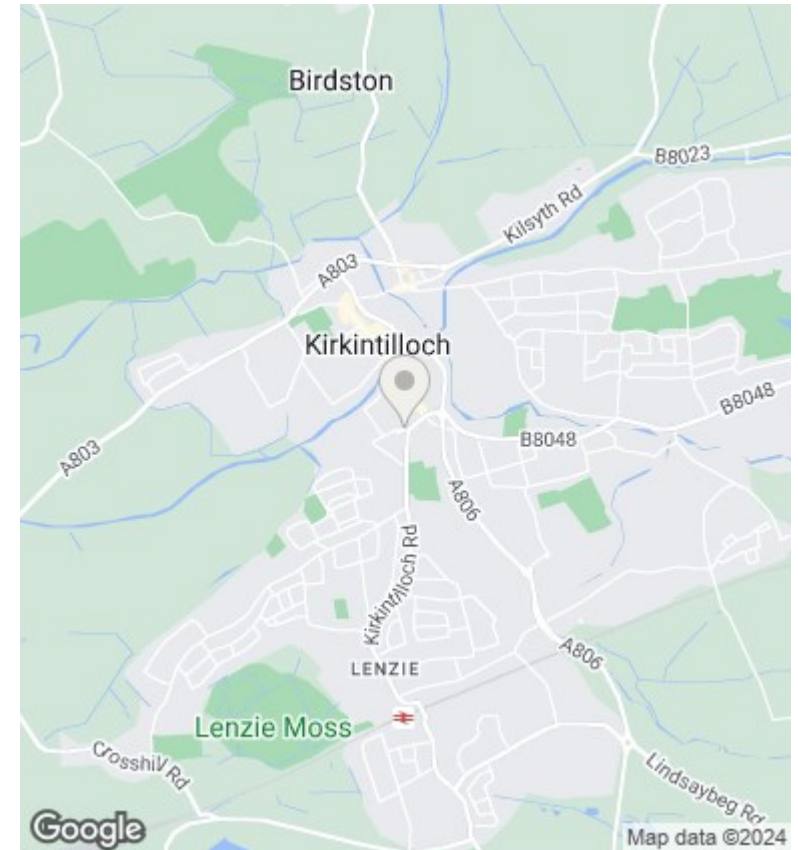
Directions

Viewings

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

Council Tax Band

C



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