



0/2 2 Lanfine Drive, Kirkintilloch, Glasgow, G66 1AU

Offers Over £265,000

- Luxury CALA Apartment - "The Rannoch"
- Asley Ann Kitchen
- 2 Allocated Parking Spaces, Secure Door Entry & Adequate Storage
- EER - B
- Spacious Ground Floor Position
- 3 South Facing Bedrooms - Master Ensuite
- West Facing Balcony with Dual Access
- Generous Lounge/Dining Area
- Attractive Porcelanosa Tiling
- Close to Local Amenities

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A Luxury CALA Apartment - "The Rannoch" offers a generous layout throughout. This stunning ground floor luxury apartment has been well maintained and presented by the current owners and features an enviable balcony, attractive Ashley Ann kitchen, spacious reception area, master bedroom with ensuite shower room, allocated private parking and secure door entry system. Conveniently located close to all local amenities. EER - B



Council Tax Band: E



This generously proportioned, luxury apartment affords flatted living with no compromise on space. Featuring an impressive lounge/dining area and separate Asley Ann kitchen, this home is perfect for entertaining friends and family.

Your private terrace is accessible from both the living area and the separate kitchen.

Fitted wardrobes can be found in all bedrooms - and the main bedroom benefits from ensuite. A designer bathroom and ample storage completes this beautiful apartment.

Further benefits include, adequate storage, secure video entry and allocated private parking and ample visitor spaces.

Room Dimensions

Entrance Hallway

Lounge/Dining Area - 6.76m x 4.91m

Kitchen - 3.69m x 3.20m

Master Bedroom - 4.55m x 2.81m

Ensuite

Bedroom 2 - 2.98m x 2.98m

Bedroom 3 - 3.34m x 2.81m

Bathroom

Schooling

Lanfine Drive lies within the catchment area for Lairdsland Primary School, Holy Trinity Primary, Lenzie Academy and St Ninians High School.

Location

The property allows for pleasant walking & cycling routes, with the canal path only walking distance away. Green countryside/farmland fields are merely 150m away and the location affords views to the Campsie Fells.

Amenities: Kirkintilloch offers a vast selection of local amenities including good quality restaurants, cafes, shops, bars, supermarkets and the recently developed Southbank Marina. There are also numerous leisure facilities including a modern library, museums, Kirkintilloch leisure centre and various sporting clubs, Kirkintilloch Bowling Club, various water sports including, canoeing, rowing, golf courses in both Kirkintilloch and neighbouring Lenzie. Kirkintilloch is an interesting historical town. It sits on the Antonine Wall and was the site of a Roman Fort and medieval castle. The Forth and Clyde Canal flows through the centre of the town and provides a link to Glasgow and Edinburgh.

Transport Links: Kirkintilloch is conveniently placed within easy reach of Glasgow city centre and Edinburgh. The property is a short drive to Lenzie train station, or a couple of minute car journey to M80 connecting to the main M8 and M9 motorways with links across central Scotland. There is also a regular bus route to Glasgow city centre and neighbouring villages.

Home Report Available on Request

Viewings By Appointment

EER - B

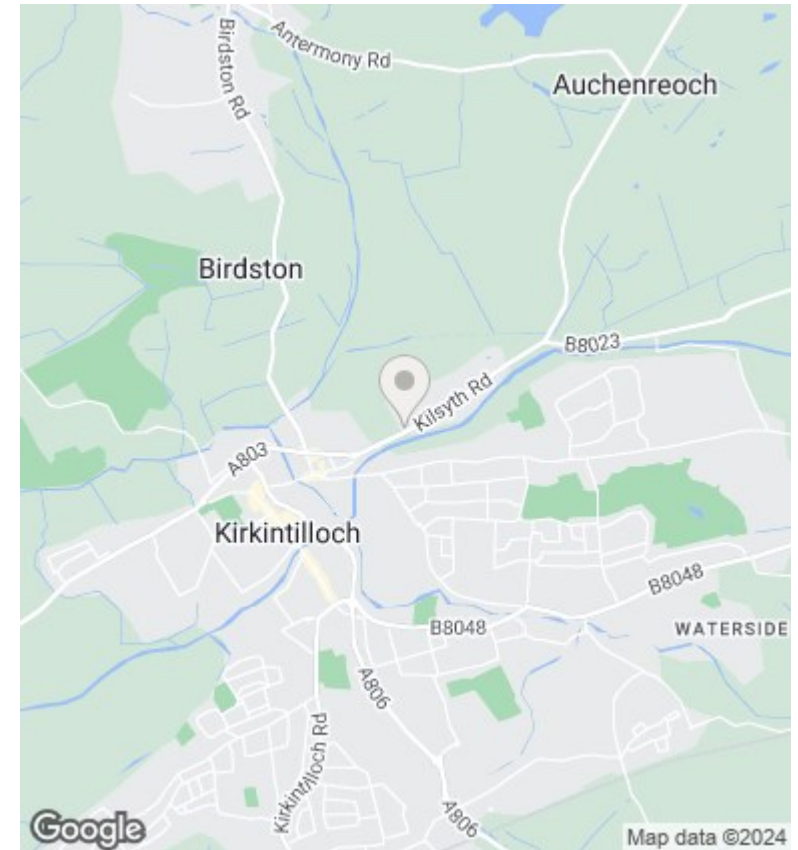
Council Tax Band - E

Early viewing is recommended to avoid any disappointment

For further details or to arrange an appointment to view please do not hesitate to contact the office on 01417751050







Directions

Viewings

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

Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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	