



60a Queen Street, Kirkintilloch, Glasgow, G66 1JL

Offers Over £72,500

- Fabulous Central Location
- Extensive Attic Space
- Modern Kitchen and Shower Room
- EER - D
- One Bedroom Apartment
- Bright Lounge
- CGH, DG & Communal Garden Ground
- Private, Main Door Entrance
- Large Double Bedroom
- Close to all Local Amenities & Transportation Links

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*** Main Door Entrance *** 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 extensive attic space, GCH, DG and communal garden ground.
EER - D



Council Tax Band: B



CODA Estates present this one bedroom, main door entry, apartment to the market. The property boasts a central location within the town close to all local amenities. This flat has been well maintained by the current owner providing a perfect first time buyer/buy to let opportunity. Accommodation comprises reception hall, bright lounge/dining room, modern fitted kitchen with base and wall mounted units, double size bedroom with storage cupboard and shower room with vanity storage and chrome towel rail. A major selling feature is the extensive attic space. Currently used as storage this area could be further developed subject to planning constraints.

Further benefits include -: Main Door Entrance, GCH. Double glazing, Large Communal Garden Area

Room Dimensions

Entrance Hall - 1.20m x 1.12m

Lounge - 4.60m x 2.80m

Kitchen - 2.95m x 1.60m

Bedroom - 3.75m x 3.12m

Shower Room - 2.30m x 1.50m

Attic Space

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 - D

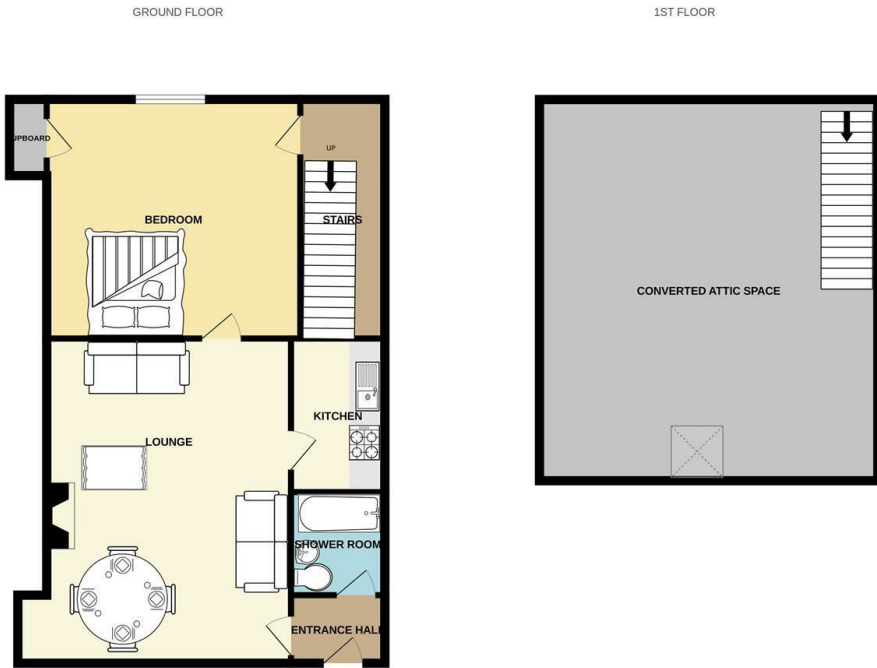
Council Tax Band - B

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







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Viewings

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

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	67
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC	