



## 29 Lion Bank, Kirkintilloch, Glasgow, G66 1PH

Offers Over £107,500

- Ground Floor Position
- Modernised Shower Room
- Ample Residents Parking
- EER - D
- 2 Bedrooms - Master with Built in Wardrobe
- Adequate Storage Throughout
- Secure Door Entry System
- Spacious Bay Windowed Lounge
- Electric Heating & DG
- Close To Local Amenities

# 29 Lion Bank, Glasgow G66 1PH

This 2 bedroom ground floor flat, will appeal to a number of discerning buyers. Located within this desirable developments which lies within close proximity to the town centre. Benefiting from ample parking, secure door entry system and electric heating early viewing is recommended. EER - D



Council Tax Band: C





CODA Estates present this attractive apartment within this desirable development, located close to the town centre. Comprising bay lounge/dining room, 2 bedrooms, fitted kitchen, shower room, electric heating, double glazing. Security entry and parking. The current owner has maintained and presented the apartment to a high standard throughout.

The property is entered via a good sized reception hall giving access to all apartments, which includes two large storage cupboards.

Accommodation comprises spacious lounge with feature bay window ( open views to the bridge and Campsie Fells beyond), fitted kitchen which boasts ample base and wall mounted units, contrasting work surfaces and space for a selection of appliances. The shower room has been recently up-graded and benefits from vanity storage. The main double bedroom has fitted wardrobes and the second bedroom is located to the rear of the property.

The property also benefits from electric heating, double glazing, well maintained communal areas and ample residence parking. Early viewing is strongly advised to avoid disappointment.

#### Room Dimensions

Lounge - 4.27m x 4.21m

Kitchen - 3.50m x 2.85m

Bedroom 1 - 4.12m x 2.65m

Bedroom 2 - 3.15m x 2.52m

Bathroom - 3m x 1.85m

#### Location

The location provides ease of access to all local amenities positioned within walking distance of a range of supermarkets, coffee shops, restaurants, bars, doctors, dentists and Kirkintilloch Library Recreational pursuits within the area are varied. Frequent public transportation services provide rapid commuter access to the city centre. Perfectly located for the new motorway link road.

Home Report is available on request

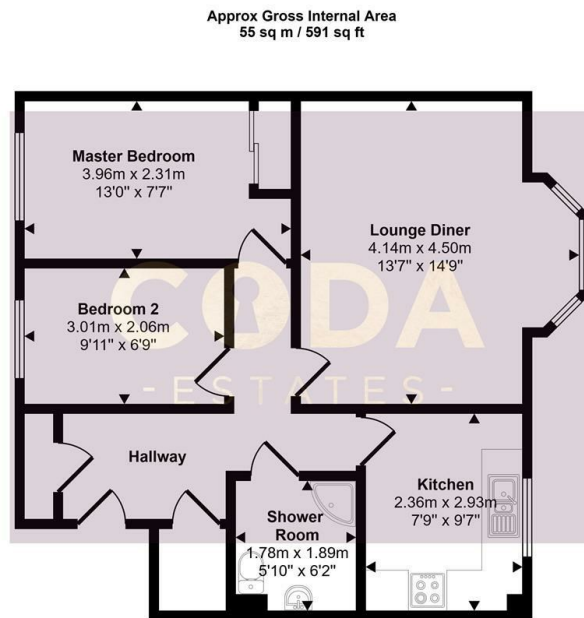
Accessed for Council Tax Band "C" by East Dunbartonshire Council  
EER - D

Factored Building.

CODA Estates provide a free valuation service. If you are considering selling your own home please telephone 0141 775 1050.

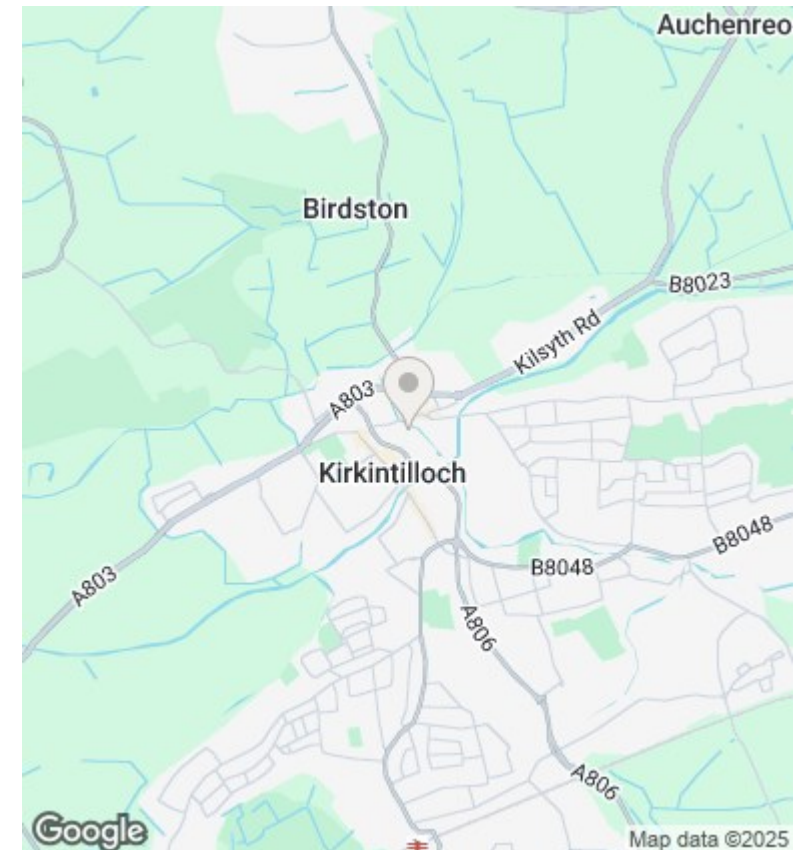






Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## Directions

## Viewings

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

## Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	61	76
EU Directive 2002/91/EC		
Scotland		