



42 Queen Street, Kirkintilloch, Glasgow, G66 1JL

Offers Over £195,000

- Fabulous Central Location
- Log Burner Fireplace
- Utility Room
- Fully floored and powered large loft space
- Well maintained private garden
- Traditional Semi- Detached
- Dining Kitchen
- 2 Double Bedrooms
- Driveway
- Gas Central Heating and Double Glazing

# 42 Queen Street, Glasgow G66 1JL

42 Queen Street, Kirkintilloch – Charming 2 Bedroom Semi-Detached Home in Prime Central Location

Nestled in the heart of Kirkintilloch, this beautifully presented two-bedroom semi-detached traditional home offers the perfect blend of classic charm and modern living. Set within a sought-after central location, this blonde sandstone property boasts an abundance of character and kerb appeal.

 2  1  1  D

Council Tax Band: D



Step inside to a warm and welcoming lounge, complete with a contemporary log burner fireplace that creates a cosy focal point. The lounge flows seamlessly into a spacious modern kitchen, complemented by a handy utility area and a bright and airy conservatory, ideal for relaxing or entertaining year-round.

Upstairs, the landing is enhanced by a stylish glass balustrade, adding a touch of contemporary flair. The upper level hosts two generously sized double bedrooms and a sleek, modern family bathroom. The home also benefits from a fully floored loft space with power – perfect for storage or potential development (subject to necessary consents).

Outside, the property continues to impress with a private driveway and a beautifully maintained, self-contained rear garden, offering a tranquil escape and ideal space for outdoor enjoyment.

A rare opportunity to acquire a character-filled home in such a convenient location – early viewing is highly recommended.

Home Report Available on Request  
Viewings Strictly By Appointment  
Council Tax: EDC Band D  
EER - D

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 which houses a 25m swimming pool / children's pool 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.

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 motorway with links across central Scotland. There is also a regular bus route to Glasgow city centre and neighbouring villages.

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 0141 775 1050.



## Directions

## Viewings

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

## EPC Rating:

D

| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>86</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            | <b>65</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 |           |                         |
| Scotland                                    |           | EU Directive 2002/91/EC |

