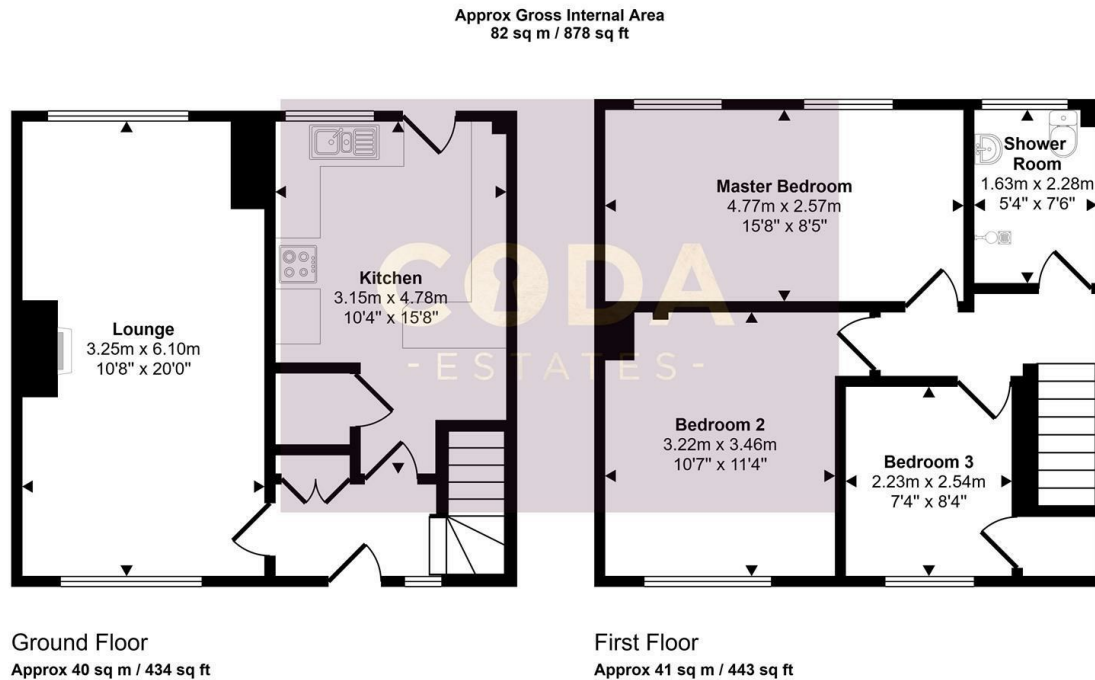




11 Lauchlin Place, Waterside, Kirkintilloch, G66 3LW

Offers Over £125,000

- Three-bedroom mid-terrace home in the popular Waterside area of Kirkintilloch
- Separate kitchen with access to the rear garden
- Private front and rear gardens, ideal for outdoor improvements or landscaping
- EER - D
- Full renovation required, offering excellent potential and value for money
- Two double bedrooms and one single bedroom on the upper level
- Located in a well-established residential area close to local amenities
- Spacious dual-aspect lounge with great natural light and flexible layout
- 3-piece family bathroom
- Excellent opportunity for first-time buyers, investors, or developers



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

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	