



27 Elm Bank, Kirkintilloch, Glasgow, G66 1PQ

Offers Over £79,995

- Top Floor One Bedroom Apartment
- Double Bedroom with Built in Wardrobes
- Private Loft Space
- EER - D
- In Need of Modernisation Throughout
- Fitted Kitchen and Bathroom
- Electric Heating
- Spacious Lounge with Fabulous Views
- Residence Parking
- Close To All Local Amenities & Transportation Links

27 Elm Bank, Glasgow G66 1PQ

One bedroom, top floor apartment located within a popular residential development close to Kirkintilloch town centre. The property requires modernisation throughout which has been reflected in the asking price. The flat will appeal to a wide variety of buyers looking to create their own living environment, after renovations. The apartment boasts secure door entry system, ample residence parking, private loft space, electric heating system and the original DG units. The building is fully factored. EER - D



Council Tax Band: C



This is a great opportunity to acquire a one bedroom apartment which is located in a very desirable residential location close to all local amenities. The property requires modernisation throughout which in turn has been reflected in the asking price.

Located on the top floor this apartment comprises welcoming entrance hall, spacious lounge/dining room with a bay window formation providing spectacular views towards the Campsie Fells. The kitchen and bathroom although functional, are dated and in need of replacement. The bedroom is located to the front of the apartment and benefits from fitted build in wardrobes. The property boasts, adequate storage throughout (including loft space), residence parking, secure door entry system and an excellent location for all local amenities and transportation links. The building is also fully factored.

Room Dimensions

Lounge/Dining - 5.36m x 2.95m

Kitchen - 2.80m x 2.33m

Bedroom - 3.18m x 2.30m

Bathroom - 1.77m x 1.78m

Location

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. The vicinity also allows for pleasant walking & cycling routes.

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.

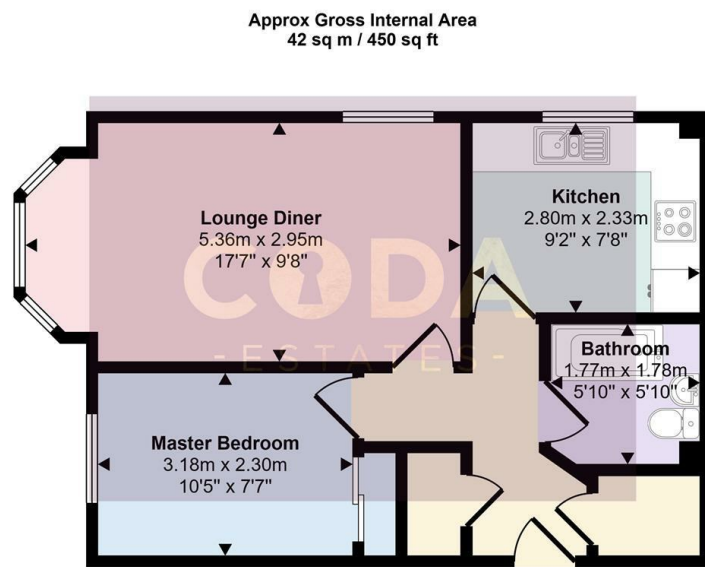
Transport Links: Kirkintilloch is conveniently placed within easy reach of Glasgow city centre and Edinburgh. The property is a short drive to Lenzie train station, or a couple of minute car journey to M80 connecting to the main M8 and M9 motorways with links across central Scotland. There is also a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

Home Report Available on Request
Viewings Strictly By Appointment
EER - D

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

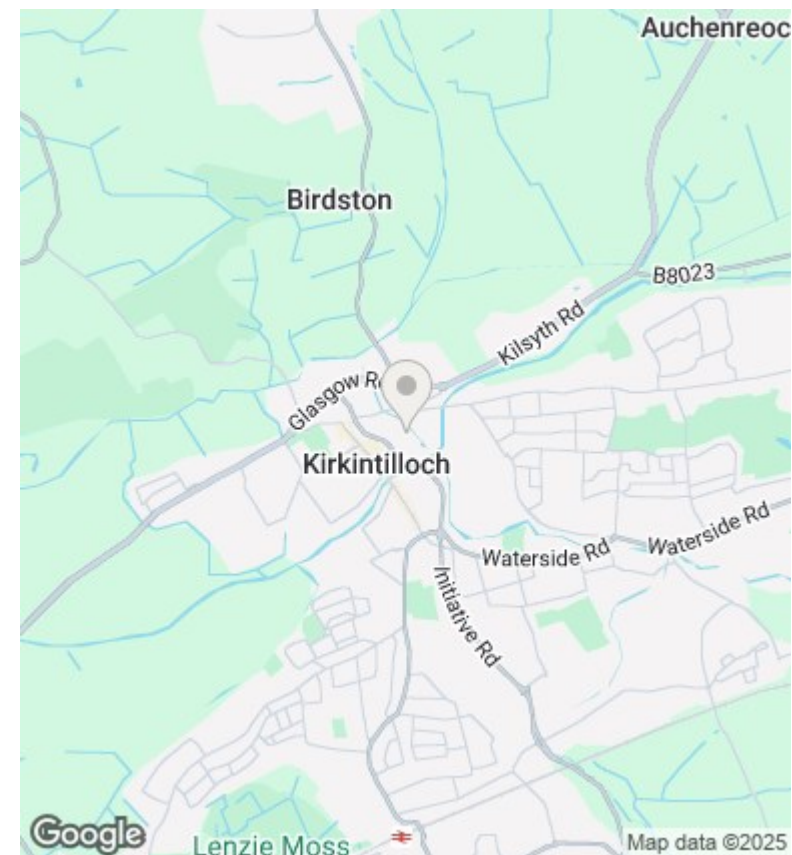






Floorplan

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) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC