



10 Lammermoor Road, Kirkintilloch, Glasgow, G66 2AZ

Offers Over £137,500

- Two Bedroom End Terraced Property
- New Windows
- Bathroom
- EER - D
- Large Corner Plot
- Freshly Decorated Throughout
- Adequate Storage (Inc loft space)
- New Roof
- Fitted Kitchen
- Close to Local Amenities , Schooling & Transportation Links

10 Lammermoor Road, Glasgow G66 2AZ

Fabulous opportunity for an array of buyers looking to secure a good, solid, spacious property within a desirable residential location. This 2 bedroom property has received a number of recent improvements including a new roof and new windows. Conveniently placed for a host of local amenities including shops, schooling and transportation links. Early viewing will be essential. EER - D



Council Tax Band: C



This end terrace property occupies an excellent corner plot within this popular residential area. This address has been extremely desirable over recent years, offering ease of access to all local amenities, schooling and direct motorway access.

The current owner has established a wonderful home, maintained and well presented throughout. The front entrance flows directly to the reception hallway and the spacious and bright lounge/dining area runs the full length of the property. The kitchen is also accessed from hall and has a back door leading externally. The kitchen has ample base/ wall mounted units, a number of appliances and contrasting worktops.

The upper floor is accessed via the staircase from the hall. On this level you will find 2 double bedrooms, both well presented and the house bathroom with over the bath shower.

The property boasts an impressive corner plot which offers the scope for extending/developing the original property subject to the necessary planning constraints. Currently the garden can be used to relax and/or entertain friends or family.

This property warrants early viewing as we anticipate a high level of interest.

Room Dimensions

Entrance Hallway -

Lounge/Dining Area - 5.52m x 3.17m

Kitchen - 3.31m x 2.50m

Master Bedroom - 4.79m x 2.73m

Bedroom 2 - 3.68m x 2.63m

Bathroom - 1.93m x 1.71m

Location

10 Lammermoor Road enjoys a peaceful setting within one of Kirkintilloch's most established and sought-after residential areas. The town, long regarded as one of East Dunbartonshire's most desirable locales, offers an excellent

balance of suburban tranquillity, local convenience, and strong commuter links to Glasgow and beyond.

Kirkintilloch town centre provides an excellent range of amenities, including independent shops, cafés, restaurants, and supermarkets, as well as leisure and fitness facilities at Kirkintilloch Leisure Centre. The nearby Forth & Clyde Canal offers picturesque walking and cycling routes, while the surrounding countryside provides further opportunities for outdoor pursuits.

Schooling in the area is highly regarded, with a choice of well-rated primary and secondary schools nearby, making the location particularly appealing to families.

For commuters, the property is ideally positioned for access to the M80 and M8 motorways, offering easy travel to Glasgow, Stirling, and Edinburgh. Lenzie Train Station is just a short drive away, providing regular rail services to Glasgow Queen Street and Edinburgh.

Combining peaceful surroundings, excellent local amenities, and convenient transport connections, Kirkintilloch continues to be one of the most desirable places to live in East Dunbartonshire.

Viewings: Arranged by appointment.

Council Tax: East Dunbartonshire Band

Home Report: Available upon request.

EER: D

Post Code: G66 2AZ

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





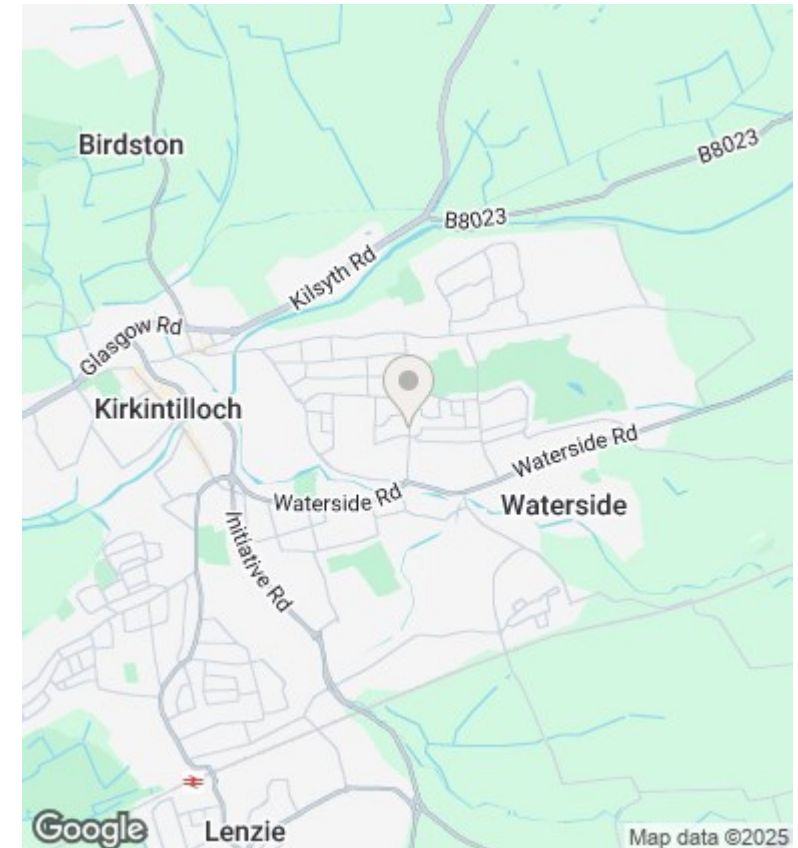
Approx Gross Internal Area
64 sq m / 691 sq ft



Ground Floor
Approx 32 sq m / 344 sq ft

First Floor
Approx 32 sq m / 347 sq ft

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		
(55-68) D	63	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	