



CODA
ESTATES



37 Loch Road, Kirkintilloch, Glasgow, G66 3EE

Offers Over £130,000

- Upper Cottage Flat
- 2 Double Bedrooms
- Dining Kitchen
- Parking at Front and Rear of Property
- Council Tax- B
- Spacious Accommodation
- Private Garden
- GCH & DG
- Close to local amenities
- EER-D.

37 Loch Road, Glasgow G66 3EE

*** Closing Date Friday 19th December at 11am*** Situated in a popular and convenient Kirkintilloch location, close to an excellent range of local amenities, this delightful 2 bedroom upper cottage flat offers bright, spacious accommodation ideal for a variety of buyers. EER- D.



Council Tax Band:



Upon entering the property, a private staircase leads to a welcoming and generously sized hallway, beautifully enhanced by natural light streaming through the stylish oval feature window.

To the front of the home is the spacious lounge—a warm and inviting room complete with an attractive feature fireplace, creating the perfect space to relax and unwind.

The property boasts two impressive double bedrooms, each offering ample room for freestanding furniture. The modern galley-style kitchen is a fantastic size and comfortably accommodates a dining area, making it ideal for everyday dining or entertaining guests. A contemporary tiled bathroom suite completes the internal accommodation.

Externally, the property enjoys a large private rear garden, providing an excellent outdoor space for gardening, recreation, or alfresco dining. There is also ample on-street parking available.

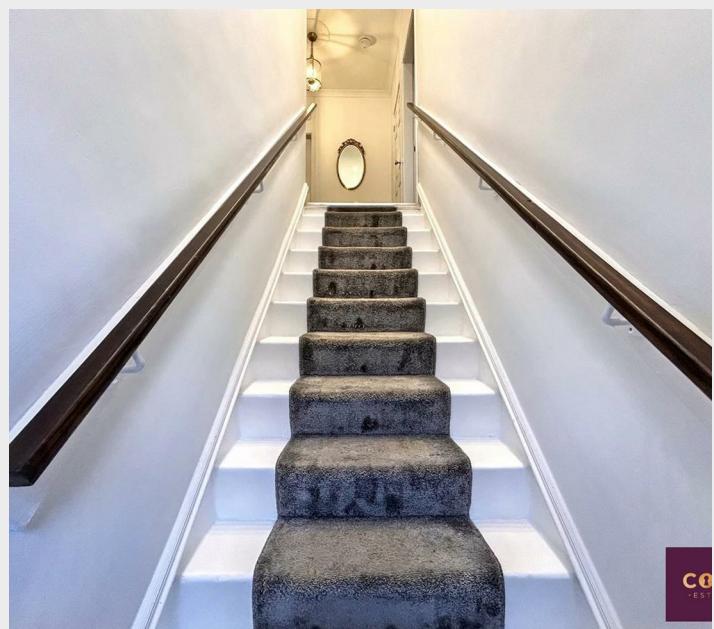
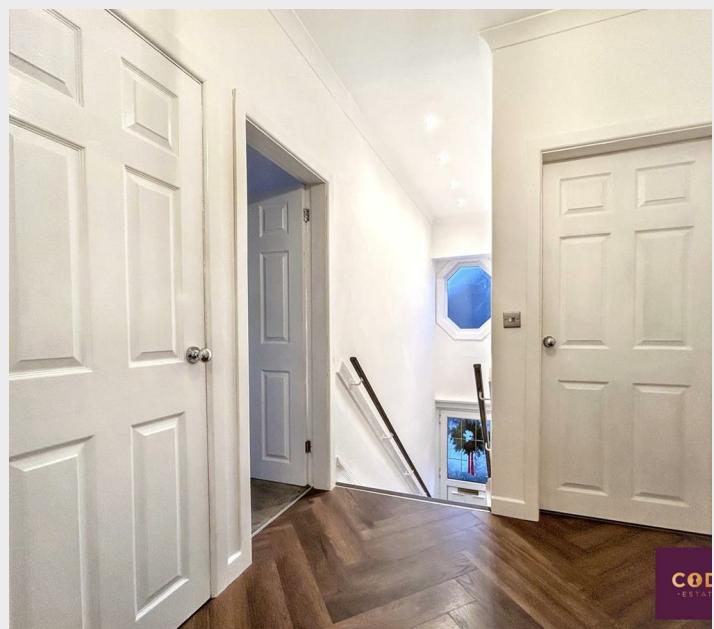
A wonderful opportunity to purchase a well-presented home in a highly desirable area—early viewing is recommended.

Location

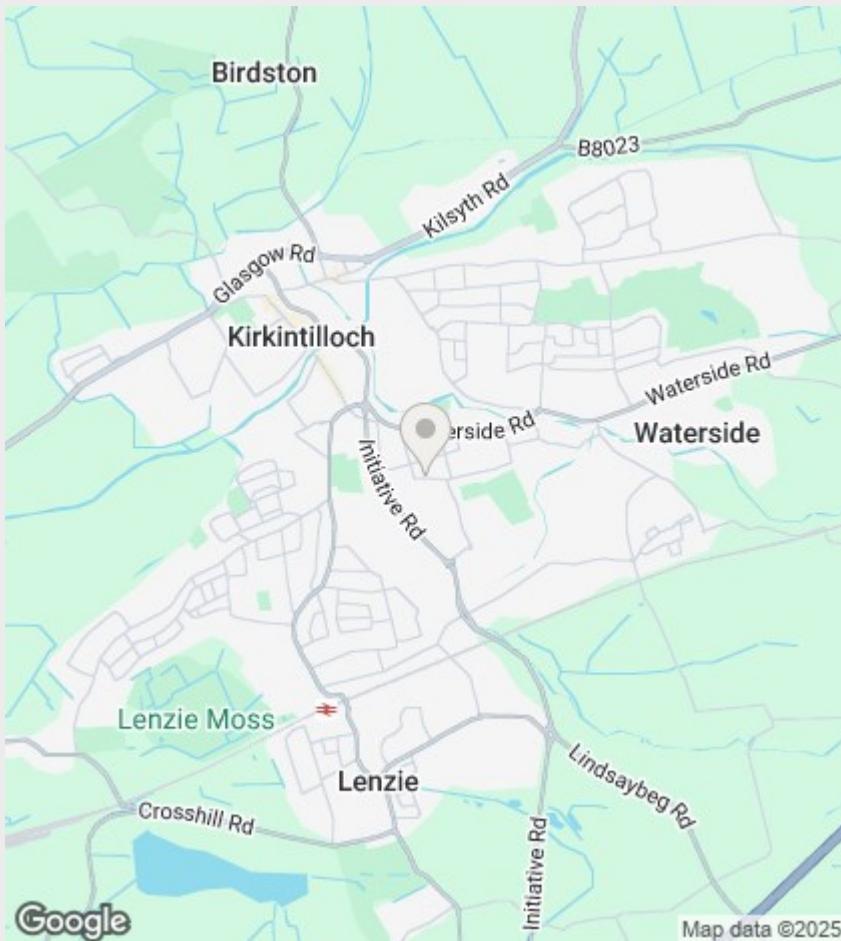
Amenities: Kirkintilloch offers a vast amount of amenities including good quality restaurants, shops, bars, supermarkets and the recently developed Southbank Marina. There are also numerous leisure facilities including Kirkintilloch Leisure Centre and various sporting courts / clubs, Kirkintilloch Bowling Club, various water sports on the canal including, canoeing, rowing, there are also golf courses in both Kirkintilloch and neighbouring Lenzie where there is also tennis courts and Lenzie Rugby Club.

Transport Links: Kirkintilloch is conveniently placed within easy reach of Glasgow city centre and Edinburgh. 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.

Viewings: Arranged by appointment.
Council Tax: East Dunbartonshire Band B.
Home Report: Available upon request.







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

