



2/1, 3 Industry Street, Kirkintilloch, G66 3AB

Offers Over £130,000

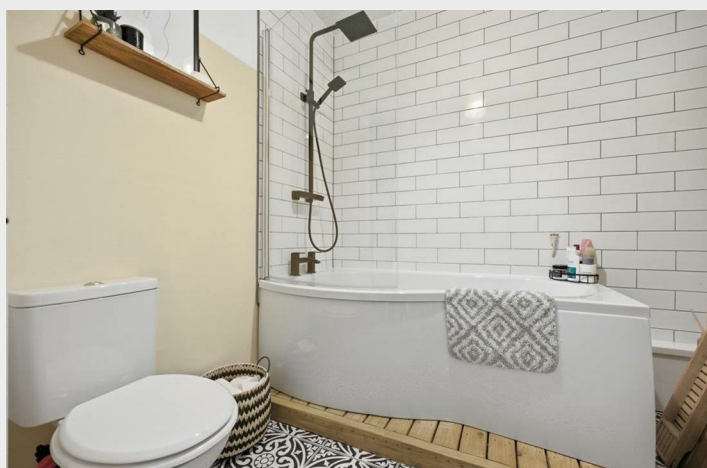
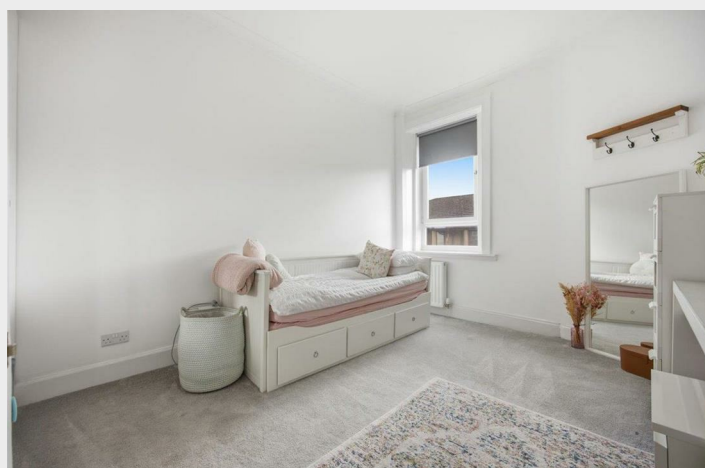
- An ideal first home offering a stylish, low-maintenance lifestyle in the heart of Kirkintilloch.
- Excellent natural light enhances the bright and welcoming feel of the accommodation.
- Perfectly positioned for cafés, restaurants, supermarkets and independent local shops.
- Convenient location with excellent public transport links and easy access to Glasgow and the surrounding areas.
- A turnkey property requiring little or no immediate expenditure, making it an attractive and stress-free purchase.
- Beautifully presented throughout with a contemporary finish, allowing buyers to move straight in.
- Well-planned interior maximising both living space and everyday practicality.
- A fantastic opportunity for professionals, downsizers or investors as well as first-time buyers.
- Separate utility area and additional WC provide everyday convenience rarely found in apartments of this size.
- Energy efficiency rating - D

3 Industry Street, Kirkintilloch G66 3AB

Finished to an exceptional standard throughout, this impressive top floor apartment offers contemporary interiors, stylish décor and a true turnkey opportunity. Thoughtfully upgraded and meticulously maintained, the property is perfectly suited to buyers seeking a home where quality, comfort and convenience come together effortlessly.



Council Tax Band: B



Enjoying a convenient top floor position within easy reach of the heart of Kirkintilloch, this beautifully presented two-bedroom apartment offers an ideal opportunity for first-time buyers, professionals or those seeking a home that is ready to move straight into. Finished to a high standard throughout, the property combines bright, contemporary interiors with a practical layout, all within walking distance of the excellent amenities, cafés, restaurants and transport links that Kirkintilloch town centre has to offer.

The accommodation is entered via a welcoming reception hallway, leading to a spacious lounge with ample room for both relaxing and dining. The modern fitted kitchen is thoughtfully designed with an excellent range of base and wall-mounted units, complemented by a separate utility area and a useful WC, adding practicality rarely found in apartments of this size.

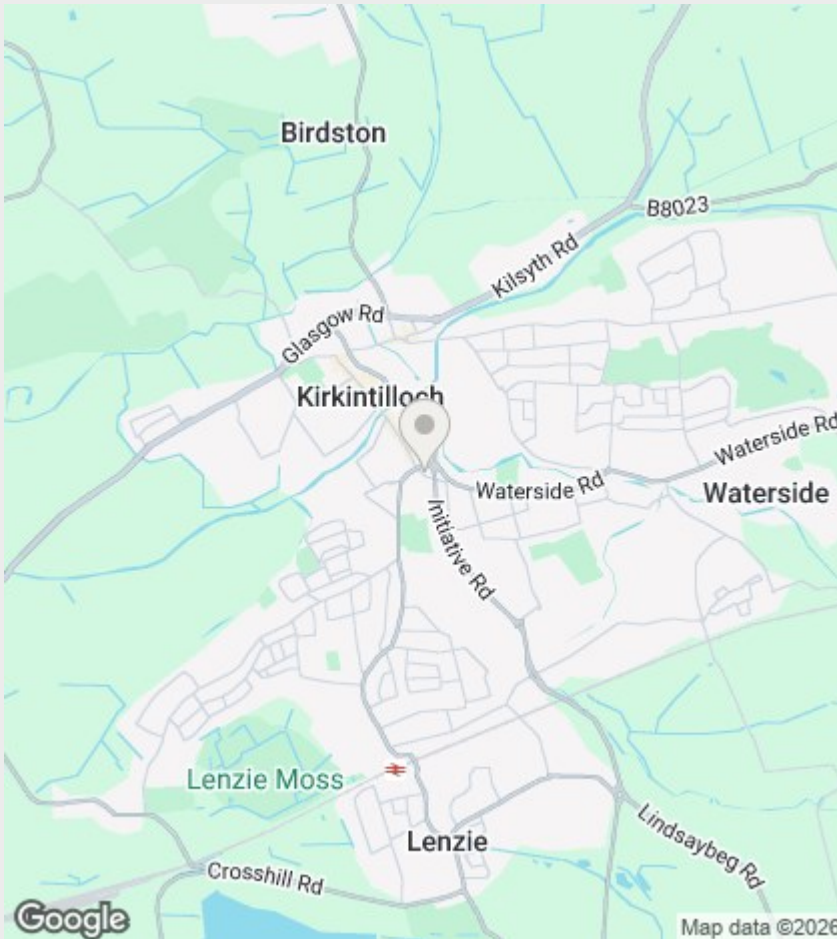
There are two generous double bedrooms, with the principal bedroom benefiting from an attractive bay window that enhances the sense of light and space. A stylish family bathroom, finished with contemporary fittings, completes the accommodation.

Presented in genuine walk-in condition, the property has been exceptionally well maintained and offers a superb standard of finish throughout, allowing the successful purchaser to move in and enjoy immediately.

Located on Industry Street, the property is perfectly positioned to take advantage of everything Kirkintilloch has to offer. A wide selection of shops, supermarkets, cafés, restaurants and leisure facilities are all within easy walking distance, while excellent public transport links and nearby road networks provide straightforward commuting to Glasgow and the surrounding areas.

Home Report Available on Request
Viewings Strictly By Appointment
Council Tax - East Dunbartonshire Band B
EER - D

If you are interested in viewing this property please contact our offices direct on 0141 775 1050. Property to sell? One of our expert team would be happy to provide you with a free valuation and we can discuss our selection of professional selling packages.



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	65	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC

