



35 Freeland Place, Kirkintilloch, Glasgow, G66 1NB

Offers Over £85,000

- Top Floor Flat
- Presented Well Throughout
- Spacious Lounge
- Prime Location
- Council Tax Band -B
- Well Maintained Close
- Fitted Kitchen With Private Balcony
- Well Proportioned Double Bedrooms
- EER -C

35 Freeland Place, Glasgow G66 1NB

Beautifully Presented Two-Bedroom Top Floor Flat with Private Balcony in a Prime Town Centre Location

Occupying a desirable top floor position (second floor), this beautifully presented two-bedroom flat enjoys a sought-after town centre setting, with an excellent range of shops, cafés, restaurants and local amenities all within easy walking distance.



Council Tax Band: B



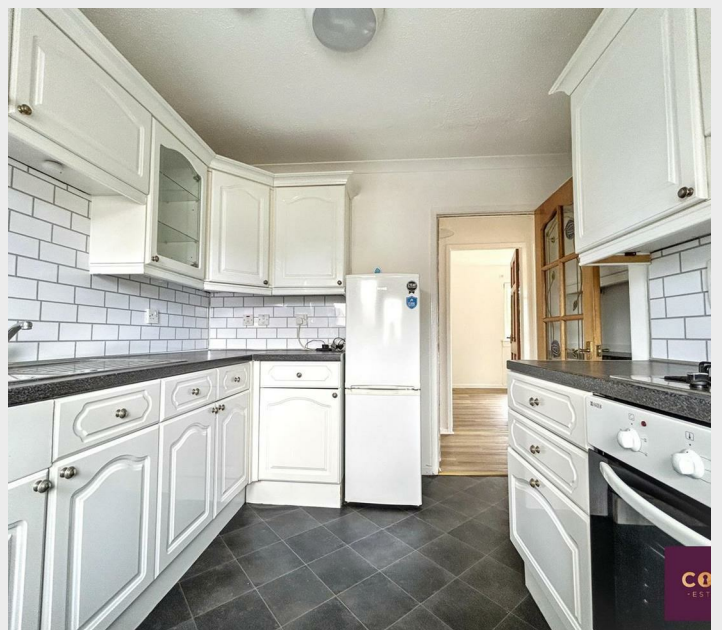
Offering spacious and well-maintained accommodation throughout, the property is ideally suited to a variety of purchasers including first-time buyers, professionals and those looking to downsize without compromising on convenience or comfort. The nearby canal provides attractive walking and cycling routes, further enhancing the appeal of this central location.

The accommodation comprises a welcoming entrance hall with built-in storage cupboard, a bright and generously proportioned lounge, a fitted kitchen with direct access to a private balcony, two spacious double bedrooms, and a stylish walk-in shower room.

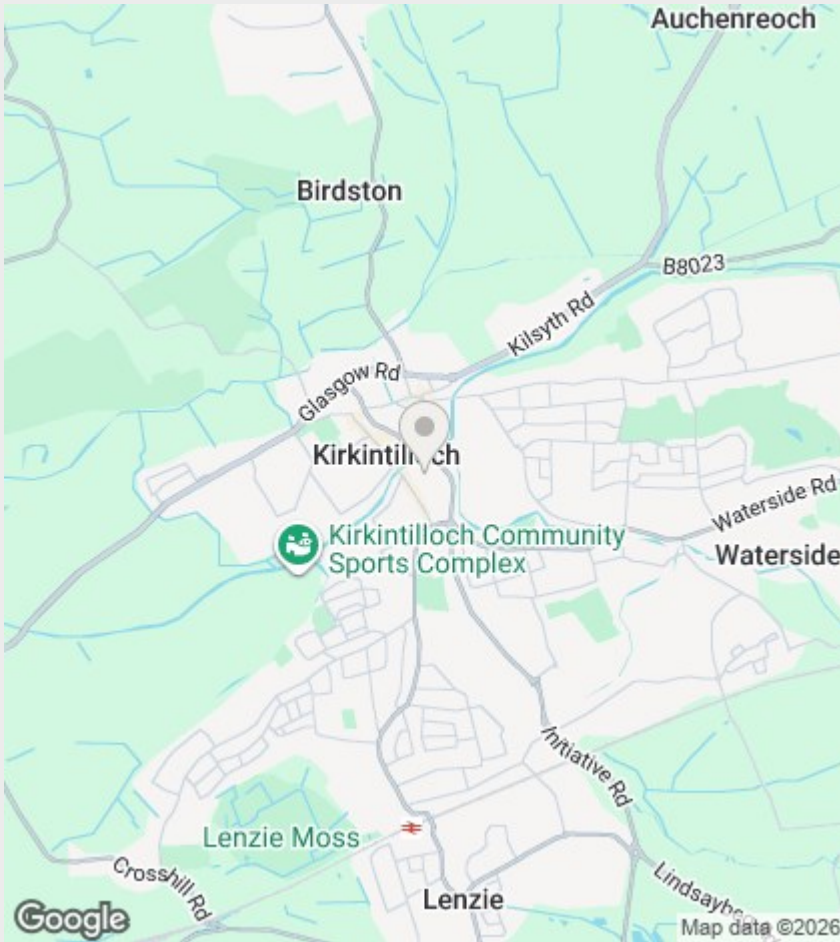
Further features include gas central heating, double glazing, private external storage adjacent to the entrance, and a communal garden area to the rear.

Freeland Place is perfectly positioned just off Townhead in the heart of the town centre, providing easy access to a wide range of amenities, leisure facilities and transport links. The property also falls within the catchment area for well-regarded local primary and secondary schools, while regular bus services operate nearby.

Early viewing is highly recommended to fully appreciate the quality, space and superb location on offer. Early entry is available by arrangement.







Directions

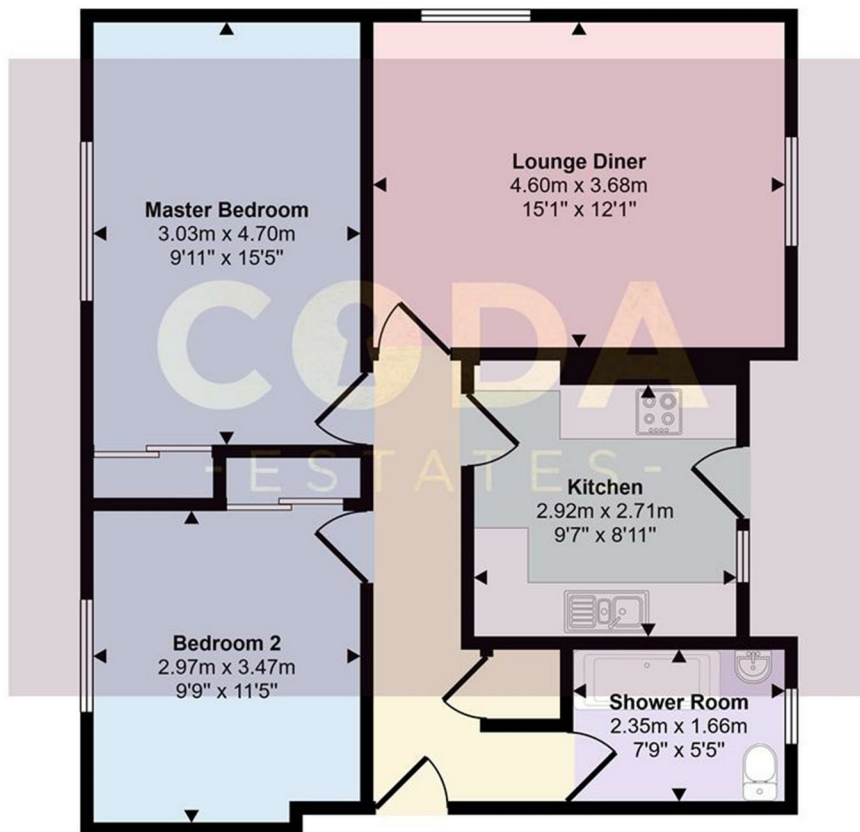
Viewings

Viewings by arrangement only. Call 01417751050 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	72
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	



Floorplan