



43D Cowgate, Kirkintilloch, Glasgow, G66 1HW

Offers Over £82,500

- Spacious 2 Bedroom Apartment
- Stylish Open Plan Lounge/Kitchen
- Private Outside Patio Area
- EER - D
- Well Presented & Maintained By The Current Owner
- Excellent Central Location
- Tasteful Shower Room, GCH, DG & Adequate Storage
- Secure Door Entry System
- Fabulous Views Towards the Campsie Fells
- Close To All Local Amenities, Transportation Links & Schooling

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This is a wonderful opportunity to acquire a spacious, two bedroom, first floor apartment located centrally within Kirkintilloch. The current owner has presented and maintained the property to a high standard throughout, making early viewing essential. Benefits include a open plan lounge/kitchen area with views towards the Campsie Fells, stylish shower room, adequate storage, DG, GCH and Secure door entry. EER - D



Council Tax Band: B



Presented in walk-in condition, this well presented and maintained two-bedroom apartment offers bright, modern accommodation in the heart of Kirkintilloch.

The accommodation comprises a welcoming entrance hall with excellent storage, spacious open plan lounge/kitchen providing an ideal space for relaxing and/or entertaining. The kitchen is well appointed, fitted with a range of wall and base units offering ample storage space and contrasting work surface space.

There are two generous double bedrooms (one with built in storage), both enjoying excellent natural light, together with a contemporary shower room completing the home.

Further benefits include patio garden area, secure door entry, double glazing, excellent storage and central location.

School Catchment

Cowgate lies within the school catchment for Lairdsland Primary, Holy Family Primary, Lenzie Academy and is within walking distance of St Ninians High School

Room Dimensions

Entrance Hallway

Lounge - 4.96m x 3.71m

Kitchen - 2.91m x 2.71m

Master Bedroom - 3.96m x 2.52m

Bedroom 2 - 3.06m x 2.38m

Shower Room - 1.95m x 1.62m

Location

The property allows for pleasant walking & cycling routes, with the canal path

being within walking distance. Green countryside/farmland fields are merely 250m away and the location affords views to the Campsie Hills.

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. 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 By Appointment

EER - D

Council Tax Band - B

Early viewing is recommended to avoid any disappointment

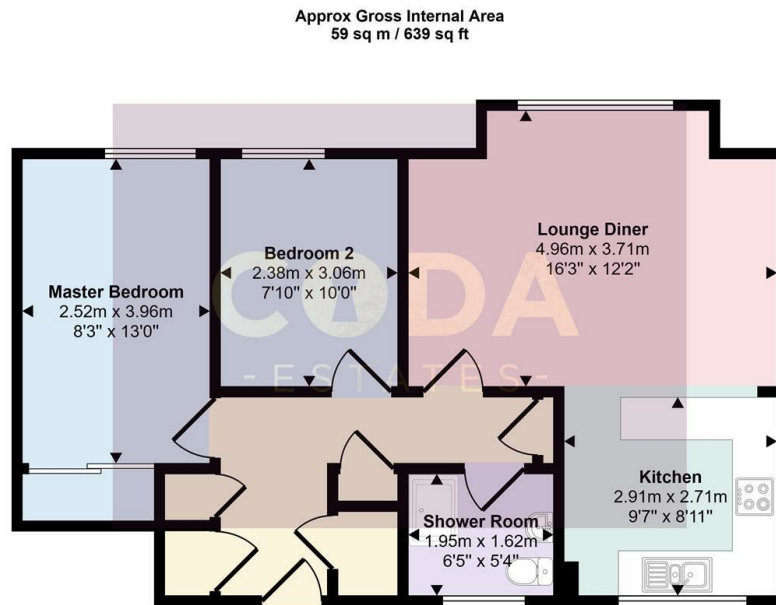
For further details or to arrange an appointment to view please do not hesitate to contact the office on 01417751050

Thinking of Moving

For your FREE market valuation call Claire on 07939 086 074 or at the office 0141 775 1050

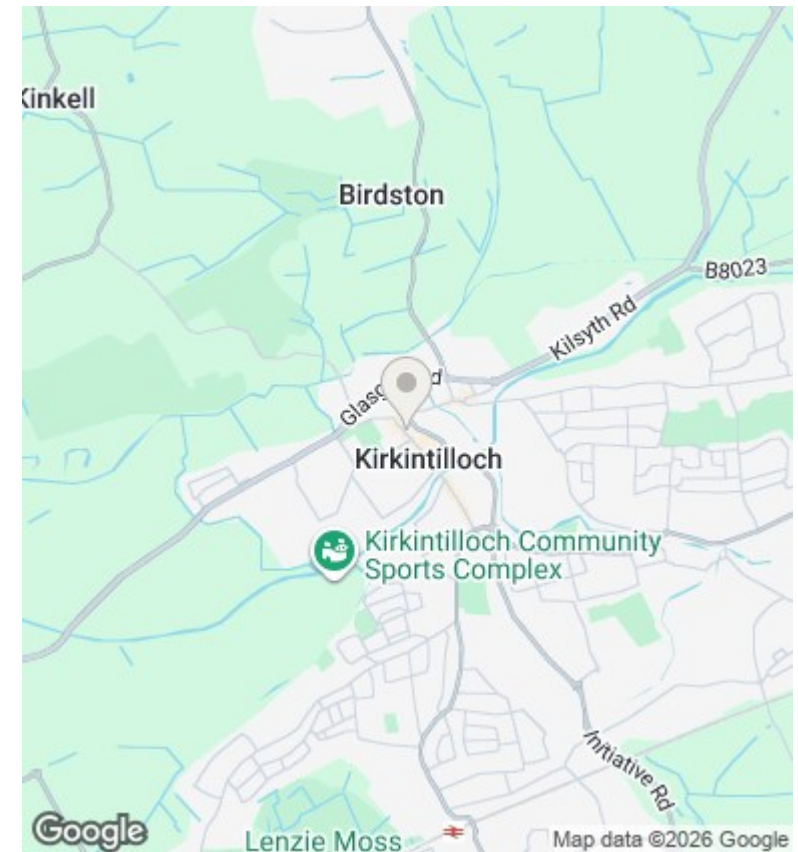






Floorplan

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

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Scotland		