



11 Lauchlin Place, Waterside, Kirkintilloch, G66 3LW

Offers Over £175,000

- Three-bedroom mid-terrace home in the popular Waterside area of Kirkintilloch
- Spacious dual-aspect lounge with great natural light and flexible layout
- Two large double bedrooms and one single bedroom on the upper level
- Private front and enclosed rear gardens, ideal for outdoor entertaining, children & pets
- Excellent opportunity for first-time buyers, investors, or developers
- Fully renovated with a contemporary finish throughout
- Separate modern fitted kitchen with access to the rear garden
- New 3 piece family shower-room
- Located in a well-established residential area close to local amenities
- EER - D

11 Lauchlin Place, Kirkintilloch G66 3LW

Beautifully renovated and finished to a high standard throughout, this impressive three-bedroom mid-terrace home offers modern, move-in ready accommodation in the sought-after Waterside area of Kirkintilloch. Featuring bright and spacious living areas, stylish interiors, and private gardens to the front and rear, the property is ideally suited to families, first-time buyers, and downsizers alike.



Council Tax Band: C



Located in the popular residential area of Waterside, Kirkintilloch, this beautifully renovated three-bedroom mid-terrace home offers stylish and contemporary family living finished to an excellent standard throughout. Having undergone a complete refurbishment, the property is presented in true walk-in condition and will appeal to a wide range of buyers including first-time purchasers, young families, and downsizers alike.

The ground floor features a bright and spacious dual-aspect lounge, offering fantastic natural light and flexible living space, along with a newly fitted modern kitchen to the rear with direct access to the garden.

Upstairs, the accommodation comprises two well-proportioned double bedrooms, a third single bedroom ideal for a child's room, nursery or home office, and a beautifully upgraded family bathroom finished with contemporary fittings.

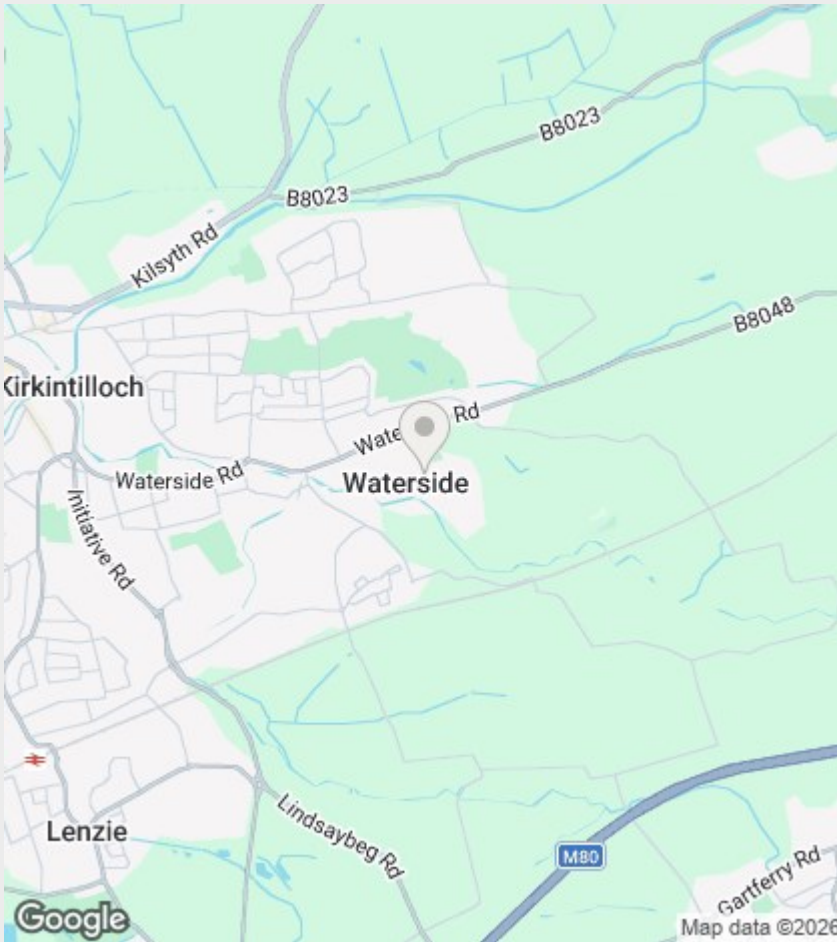
Externally, the property benefits from both front and rear gardens, providing excellent outdoor space for relaxing, entertaining, or family use.

Conveniently positioned close to local amenities, schooling, and excellent transport links, this is a fantastic opportunity to purchase a fully renovated home in a well-established and highly desirable area.

Early viewing is highly recommended to fully appreciate the quality and standard of accommodation on offer.

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

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 discuss our range of professional selling packages.



Directions

Viewings

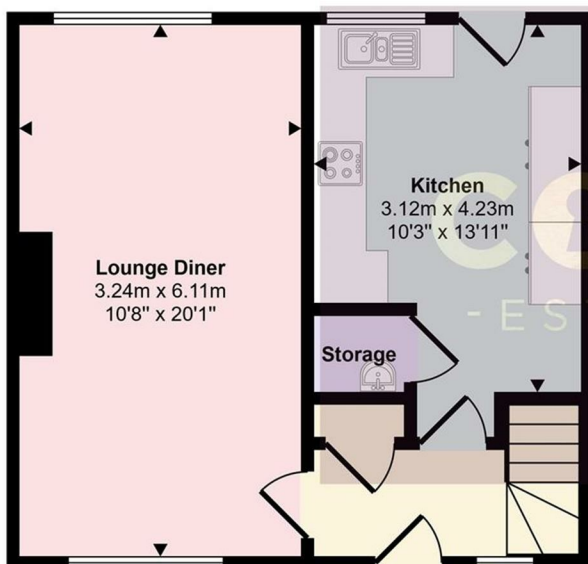
Viewings by arrangement only. Call 01417751050 to make an appointment.

EPC Rating:

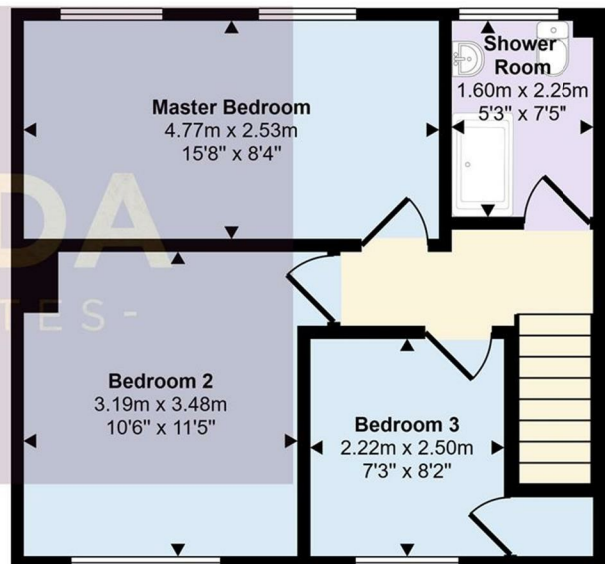
D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Approx Gross Internal Area
80 sq m / 861 sq ft



Ground Floor
Approx 40 sq m / 426 sq ft



First Floor
Approx 40 sq m / 435 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.