



22 Campsie Court, Kirkintilloch, Glasgow, G66 4QQ

Offers Over £115,000

- Excellent Location
- Large Double Bedroom with Fitted Storage
- Contemporary Shower Suite
- Secure Door Entry
- Close To All Local Amenities
- Top Floor Position
- Modern Fitted Kitchen
- Well Maintained Communal Areas
- Residents Parking
- EER- D

22 Campsie Court, Glasgow G66 4QQ

Immaculately Presented One Bedroom Top Floor Apartment

Situated within a peaceful cul-de-sac in a highly sought-after area of Kirkintilloch, this modern one-bedroom top floor apartment is presented to the market in true walk-in condition, offering an ideal opportunity for first-time buyers, downsizers, or buy-to-let investors.



1



1



1



D

Council Tax Band: C



Upon entering, a welcoming central hallway provides access to all apartments. The bright and spacious lounge is flooded with natural light, creating a warm and inviting living space perfect for both relaxing and entertaining. The room also enjoys a pleasant open outlook, with views towards the picturesque Campsie Hills.

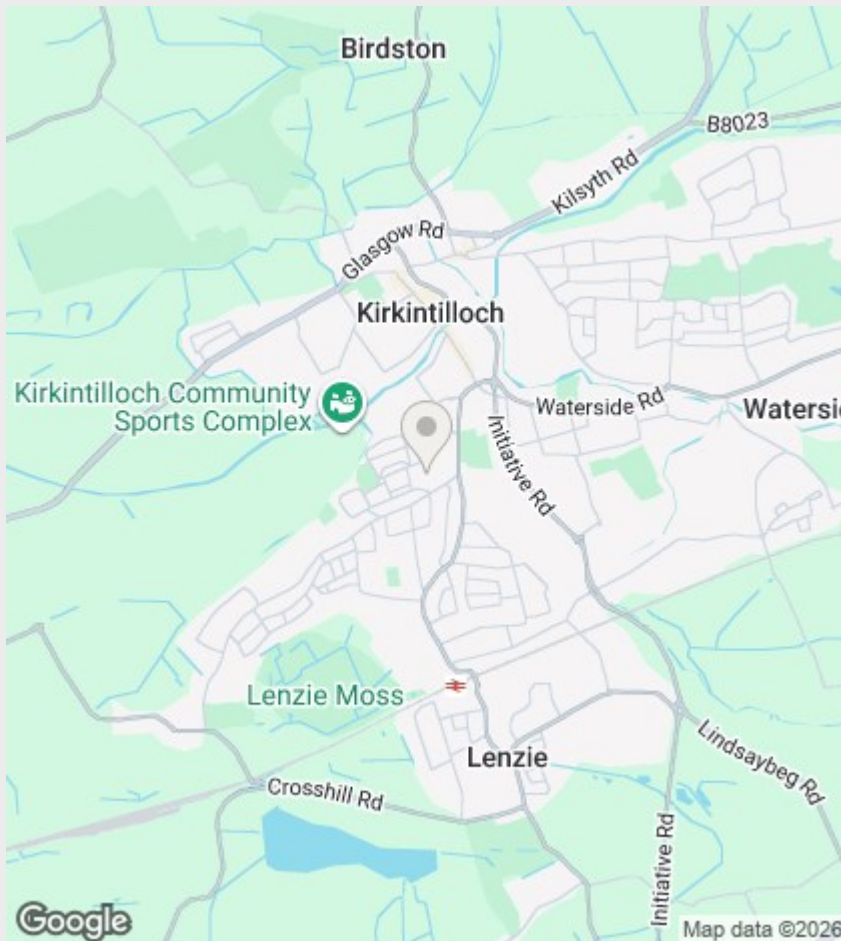
Accessed directly from the hall, the stylish contemporary kitchen is fitted with a range of modern floor and wall-mounted units, providing ample storage and workspace to meet everyday needs.

The property further benefits from a generously proportioned double bedroom, complete with excellent built-in wardrobes, while the beautifully appointed modern shower room has been finished in a contemporary style.

Additional features include excellent internal storage, a secure door entry system, plentiful private residents' parking, and attractive views towards the Campsie Hills.

Combining a quiet setting with immaculate presentation and a convenient location close to Kirkintilloch's excellent local amenities and transport links, this superb apartment is sure to appeal to a wide range of purchasers. Early viewing is highly recommended.





Directions

Viewings

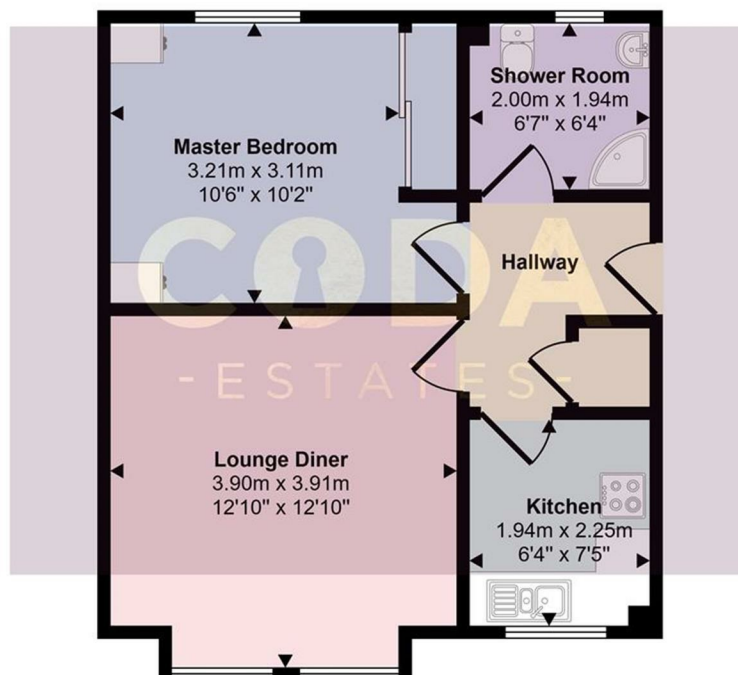
Viewings by arrangement only. Call 01417751050 to make an appointment.

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	75
(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
42 sq m / 448 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and are not intended to be taken for any other purpose, including, but not limited to, the calculation of floor area for any other purpose.