



7 Doon Way, Kirkintilloch, Glasgow, G66 2RA

Offers Over £62,500

- First Floor Cottage Flat
- Spacious & Bright Lounge
- Excellent Storage Including Loft Space
- EER - C
- Modernisation Required - Fabulous Potential
- Large Double Bedroom
- Communal Rear Garden
- Welcoming Entrance Hallway
- Kitchen & Bathroom
- Close To All Local Amenities & Transportation Links

7 Doon Way, Glasgow G66 2RA

New to the market, this larger sized one bedroom first floor cottage flat offers fabulous potential for any discerning buyer. Located within a popular residential location, situated close to all local amenities and a regular bus route to Kirkintilloch and city centre, early viewing is advised. EER - C



Council Tax Band: A



New the market is this larger sized one bedroom first floor cottage flat. Offering fabulous potential for any first time buyer/those down sizing. The flat is situated close to local shops and a regular bus route Kirkintilloch and Glasgow city centre

The property is accessed via a communal entrance hallway. The accommodation is generously proportioned and extends to reception vestibule, large front facing lounge, kitchen equipped with a number of appliances. The rear hallway leads to a good sized double bedroom and bathroom.

Externally this property benefits from a well maintained communal garden/drying area to the rear. There is provision for street parking.

Room dimensions:

Hall - 1.53m x 1.66

Cupboard: 1.60m x 1.53m

Lounge: 3.76m x 4.21m

Kitchen: 1.77m x 3.64m

Bedroom: 3.65m x 2.69m

Bathroom: 1.75m x 2.08m

Cupboard: 0.76m x 0.89m

Location

Amenities: Harestanes is a popular residential area walking distance to looking schooling and has a regular 10 minute bus route to Kirkintilloch town centre and neighbouring villages. It is also resident to Merkland shopping centre that houses a well reputed local bar & restaurant, Scotmid Store, bakery, gift shop, opticians, and various take aways.

Transport: Property is a short walk to the regular bus service to Kirkintilloch town centre and Glasgow City Centre. A short Drive away is Lenzie train station which has a regular route to Glasgow Queen Street and Edinburgh, also

conveniently placed close a few minutes' drive to the new link road to M80 which leads direct to the M8 motorway to Glasgow and Edinburgh.

Home Report Available on Request

Council Tax: East Dunbartonshire Council Tax A

EER: C

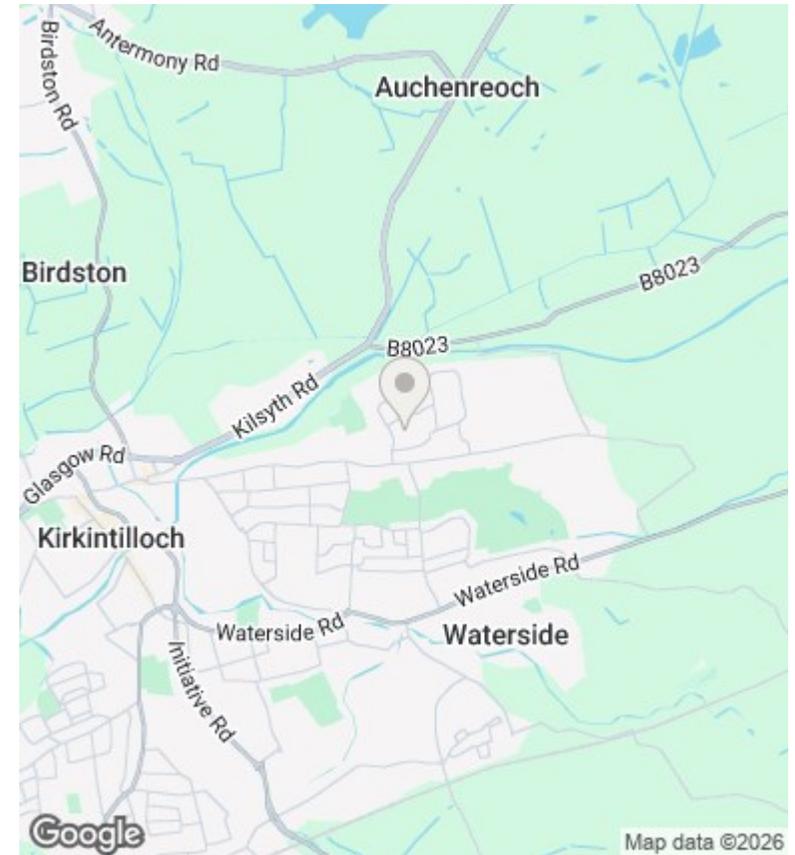
CODA Estates provide a free valuation service. If you are considering selling your own home please telephone 0141 775 1050.







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

A

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