



## 0/4, 2 Dromore Street, Kirkintilloch, Glasgow, G66 3EJ

Offers Over £74,995

- Luxury Ground Floor Apartment
- Open Plan Bay Window Lounge/Kitchen
- Private Ground to Front/Communal Rear Garden
- EER - D
- Fully Renovated
- Stylish Shower Room with Vanity Storage
- On Street Parking
- High Specification Throughout
- Quality Flooring, New Windows/New Boiler
- Close to all Local Amenities

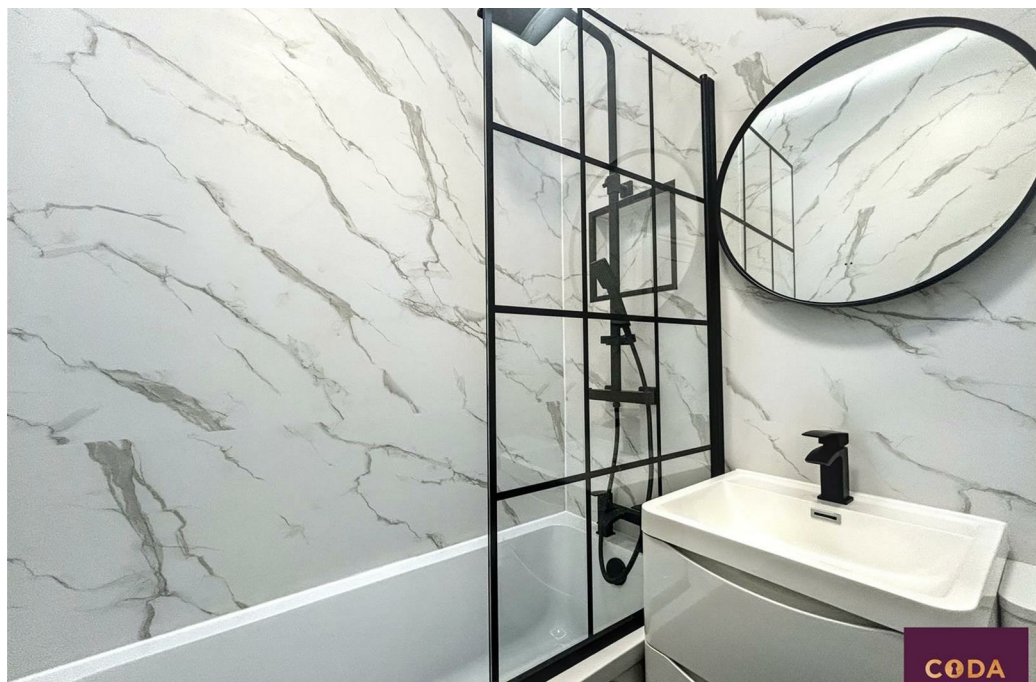


## 2 Dromore Street, Glasgow G66 3EJ

Fully renovated ground floor one bedroom property located conveniently close to a host of local amenities. The current owner has created an attractive space, finished and presented to an exceptional standard throughout. Early viewing is strongly advised. EER - D



Council Tax Band: B



Fantastic opportunity to purchase a traditional one bedroom, ground floor apartment in the heart of Kirkintilloch with lovely aspects. The property is presented to the market in immaculate condition throughout. The current owner has fully developed and up-graded the entire property, creating a wonderful opportunity for any discerning buyer.

Entrance hallway gives access to all accommodation. The open plan lounge/kitchen is front facing and boasts an impressive bay window formation. The stylish kitchen has been thoughtfully planned catering for modern living, boasting a number of integrated appliances. The living area benefits from attractive built in storage and space for a tv to be wall mounted. The attractive shower room has been recently refurbished, with thermostatic shower and vanity storage. The bedroom is located to the rear of the property with useful build in wardrobe storage.

Externally there are communal gardens with ample on street parking available.

#### Room Dimensions

Vestibule

Lounge/Kitchen - 4.43m x 3.06m

Master Bedroom - 3.05m x 2.75m

Shower room - 1.75m x 1.74m

#### Location

Amenities: Kirkintilloch offers a vast amount of amenities including good quality restaurants, shops, bars, supermarkets and the recently developed Southbank Marina. There are also numerous leisure facilities including Kirkintilloch Leisure Centre and various sporting courts / clubs, Kirkintilloch Bowling Club, various water sports on the canal including, canoeing, rowing, there are also golf courses in both Kirkintilloch and neighbouring Lenzie where there is also tennis courts and Lenzie Rugby Club.

Transport Links: Kirkintilloch is conveniently placed within easy reach of Glasgow city centre and Edinburgh. Property is a short drive to Lenzie train station, or a couple of minute car journey to M80 connecting to the main M8 motorway with links across central Scotland. There is also a regular bus route to Glasgow city centre and neighbouring villages.

Viewings: Arranged by appointment.

Council Tax: East Dunbartonshire Band C

Home Report: Available upon request.

EER: D

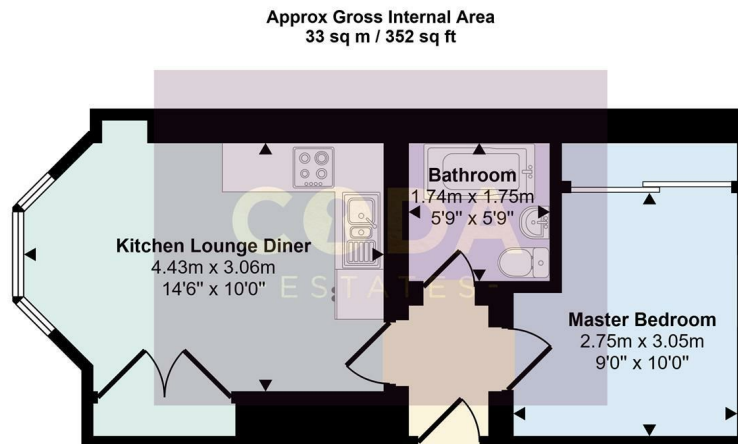
Post Code: G66 3EJ

CODA Estates provide a free valuation service. If you are considering selling your own home and require any assistance please contact the office on 01417751050.









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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC