CODA
-ESTATES-







Flat 1/1, 3 Thistle Street, Kirkintilloch, G66 1NU

Offers Over £75,000

- *** One Bedroom First Floor Flat ***
- Double Size Bedroom
- DG, Electric Heating & On Street Parking
- EER - D
- Tastefully Maintained & Presented Throughout
- Open Plan Kitchen/Lounge Area
- Well Kept Communal Close & Rear Garden Ground
- Fabulous Central Location
- Stylish Shower Room
- Close to all Local Amenities & Transportation Links

2-4 Heath Avenue, Lenzie, Glasgow, G66 4LG
01417751050

sales@codaestates.co.uk
www.codaestates.co.uk

3 Thistle Street, G66 1NU

This is a wonderful opportunity to acquire a one 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 kitchen/lounge with bay, stylish shower room, DG & On Street Parking. EER - D

1 1 1 D

Council Tax Band: B





New to the market is this beautifully presented first floor flat in immaculate order throughout. Central to the town centre this gorgeous one bedroom flat offers a modern interior throughout.

The property opens to a small hallway which leads to all other apartments. The stylishly designed modern open plan lounge and kitchen area offers a bright space for both relaxing and entertaining. The bedroom is a good sized double room, rear facing with built in alcove and the contemporary shower room off completes the property.

The property has been well maintained throughout offering a contemporary, stylish town centre apartment.

Room Dimensions
Lounge - 4.33m x 3.92m
Kitchen Area - 2.30m x 1.41m
Bedroom - 4.03m x 3.28m
Shower Room - 2.60m x 1.84m
Hall - 1.33m x 1.18m

Location
Amenities: Kirkintilloch offers a vast selection of local amenities including good quality restaurants, shops, bars, supermarkets and the recently developed Southbank Marina. There are also numerous leisure facilities including Kirkintilloch leisure centre which houses an Olympic sized swimming pool and various sporting clubs, Kirkintilloch Bowling Club, various water sports including, canoeing, rowing, 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.

Home Report Available on Request
Viewings By Appointment
EER - D
Council Tax Band - B

Property to sell? One of our award winning team would be happy to provide you with a free valuation and we can discuss our selection of professional selling packages.




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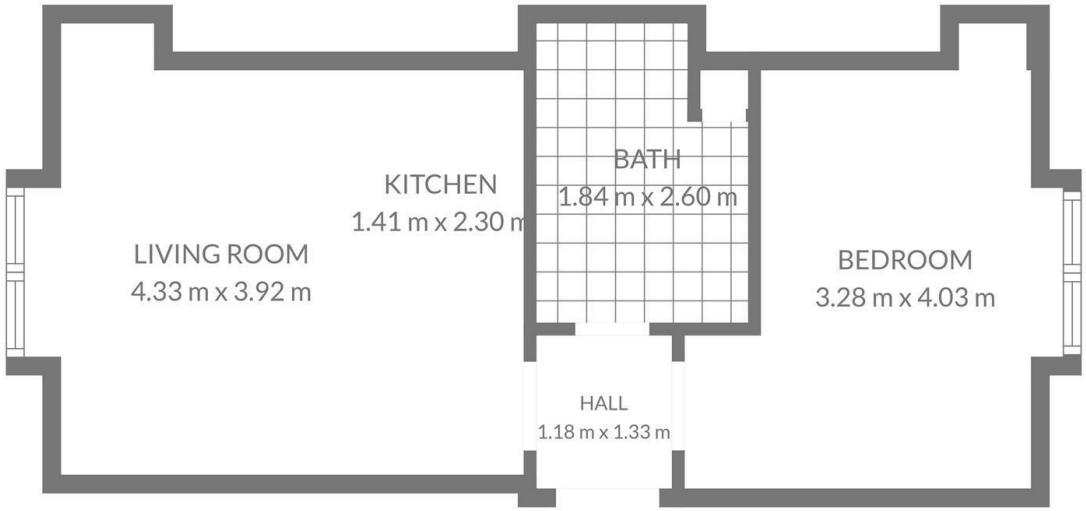
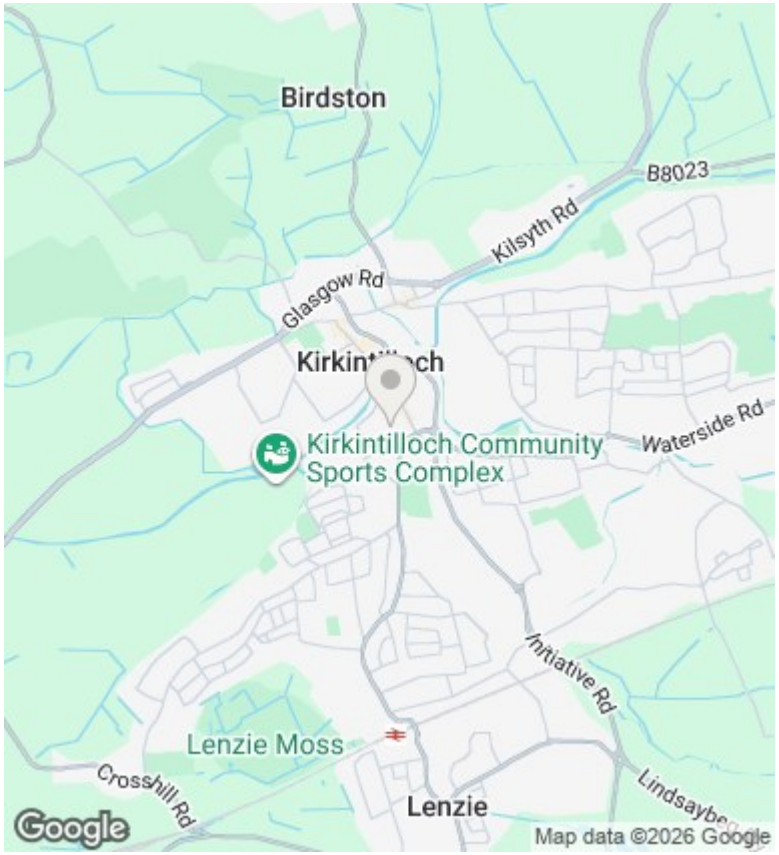


TOTAL: 32 m2
Ground floor: 32 m2
EXCLUDED AREAS: WALLS: 4 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



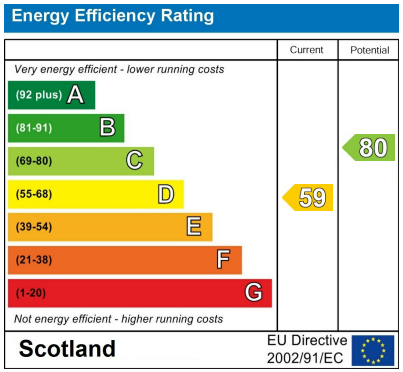
Directions

Viewings

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

Council Tax Band

B



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