



## Flat B 2 Dalrymple Court, Kirkintilloch, Glasgow, G66 3AA

Offers Over £95,000

- First floor flat
- Close to shops and bus route
- 2 Bedrooms
- Modern shower room
- EER- D
- Town centre location
- Front facing lounge
- Dining sized kitchen
- Electric heating
- Factored building

# Flat B 2 Dalrymple Court, Glasgow G66 3AA

Enjoying a prime first-floor position in the heart of Kirkintilloch town centre, this generously proportioned two-bedroom apartment offers spacious and comfortable accommodation with an excellent range of local amenities virtually on the doorstep.



Council Tax Band: C



The accommodation is well presented throughout and comprises a welcoming entrance hall with plentiful storage, a bright and spacious front-facing lounge providing an excellent space for both relaxing and entertaining, and a modern breakfasting kitchen fitted with a range of floor and wall-mounted units offering ample workspace and storage.

There are two well-proportioned double bedrooms, both benefiting from excellent natural light and generous accommodation, while a contemporary shower room completes the internal layout.

Further features include secure door entry, double glazing, private residents' parking and beautifully maintained communal landscaped grounds.

Ideally situated in a central and highly convenient location, the apartment is perfectly placed to take advantage of Kirkintilloch's wide selection of shops, cafes, restaurants, supermarkets and leisure facilities, with excellent transport links also close at hand.

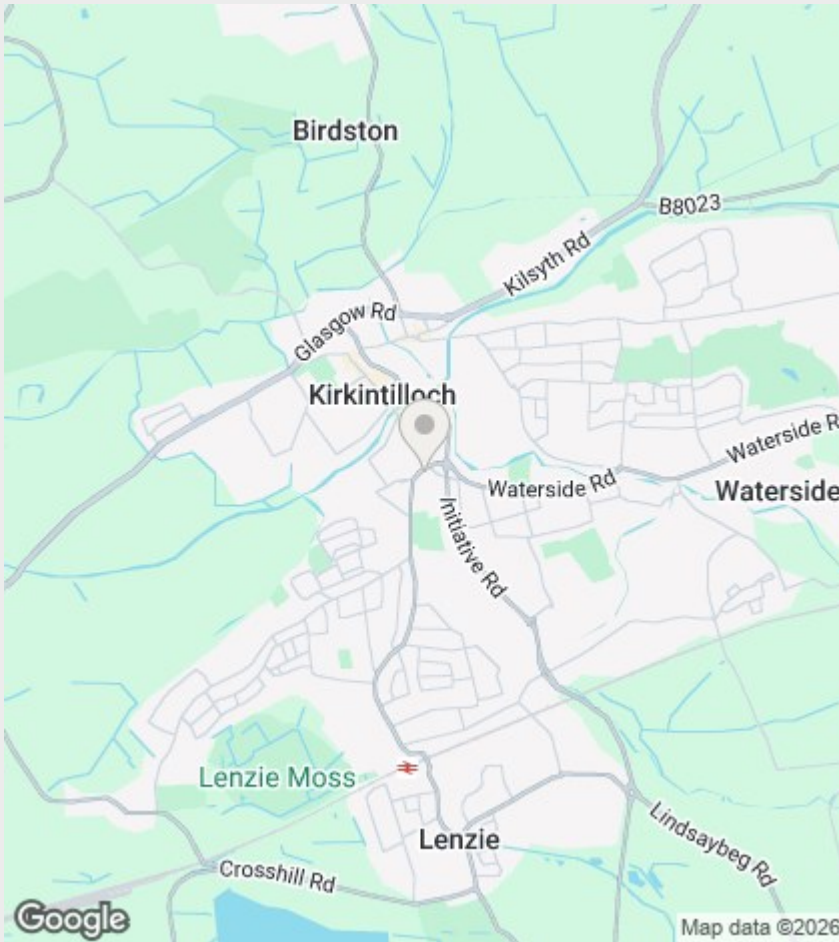
Early viewing is highly recommended to appreciate the spacious accommodation and superb town centre setting on offer.

Located off Townhead right in the centre of Kirkintilloch, Dalrymple Court is just on the corner of Lenzie Road/Industry Street, so is well positioned for access to local shops, bars and restaurants. Lenzie Train Station is less than 5 minutes away where there is a regular service to Glasgow and many other destinations. There is also a regular bus service available Lenzie Road and Townhead.

Viewings: Arranged by appointment to confirm please call 0141 775 1050.







## Directions

## Viewings

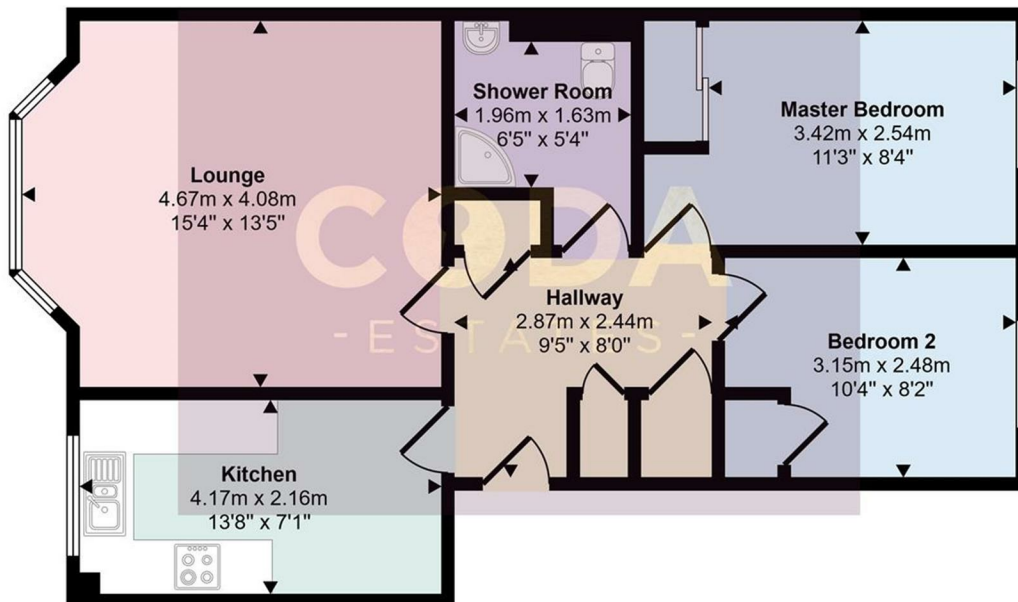
Viewings by arrangement only. Call 01417751050 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	<b>70</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>Scotland</b>		EU Directive 2002/91/EC	

Approx Gross Internal Area  
61 sq m / 652 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 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.