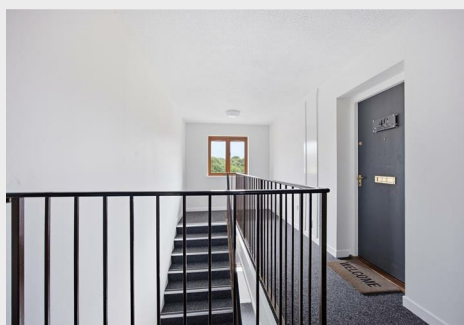




## 40 Lion Bank, Kirkintilloch, Glasgow, G66 1PH

Offers Over £120,000

- Spacious Top Floor Flat
- 2 Double Bedrooms
- Bright Modern Kitchen
- Modern Central Heating System
- Residents Parking
- Close to Town Centre
- Bay Windowed Lounge
- Recently Upgraded Stylish Bathroom
- Secure Door Entry
- EER - D

# 40 Lion Bank, Glasgow G66 1PH

Set within a mature and popular residential development, this stunningly presented top floor apartment offers excellent accommodation in a highly convenient Kirkintilloch location, close to the town centre. The property is sure to appeal to a wide range of discerning buyers and would make an ideal purchase for first time buyers, downsizers or investors alike. Early viewing is highly recommended to fully appreciate the quality of accommodation and excellent location on offer.



Council Tax Band: C



The property is entered via a well-sized reception hall, providing access to all apartments and benefiting from two excellent storage cupboards.

The spacious lounge is a welcoming principal living space, featuring a characterful bay window which allows an abundance of natural light to flood the room, complemented by an attractive feature fireplace creating an appealing focal point.

The modern fitted kitchen is well equipped with a generous range of base and wall-mounted units, plentiful work surface areas and space for a selection of appliances, providing a practical and stylish environment for everyday cooking and entertaining.

There are two generously proportioned double bedrooms. The principal bedroom benefits from fitted wardrobes, while the second bedroom offers excellent floor space and ample room for a range of freestanding furniture.

Completing the accommodation is the contemporary bathroom suite, which has been recently upgraded to provide a luxurious and modern feel.

Further benefits include electric central heating, double glazing, well-maintained communal areas and ample residents' parking.

Located centrally within Kirkintilloch, the property is ideally placed for access to a wide range of local amenities, shops, transport links and everyday conveniences. This is an excellent opportunity to acquire a spacious and well-presented flat in a highly convenient location, with early viewing strongly advised to avoid disappointment.

Home Report Available on Request

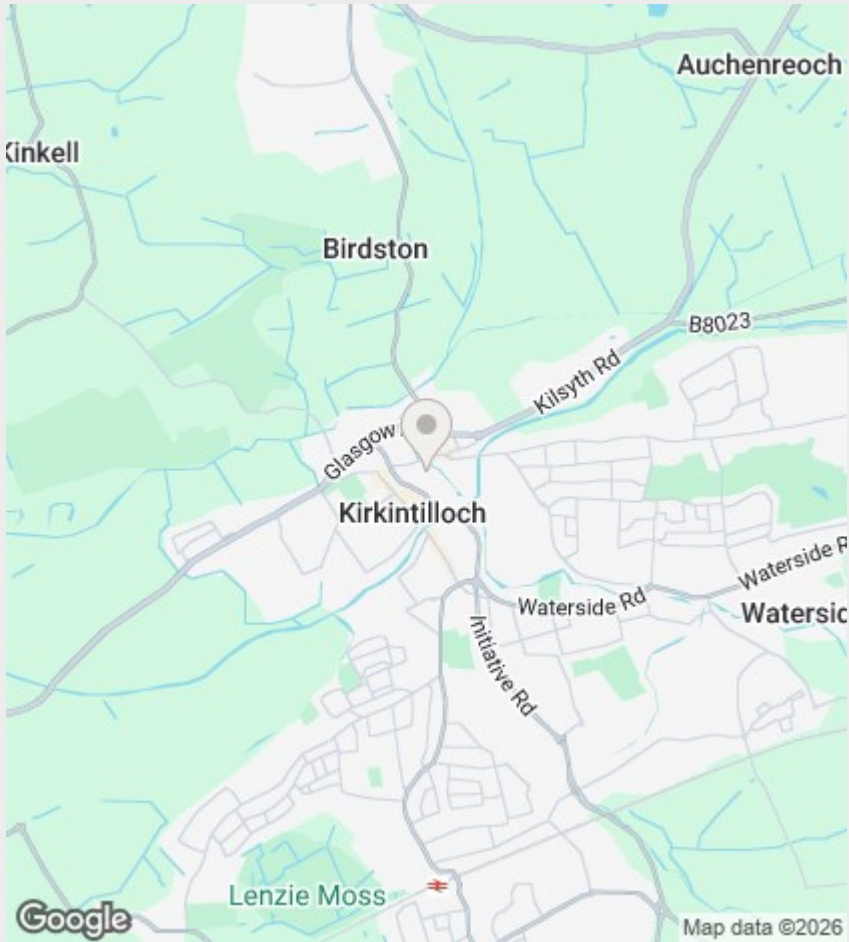
EER - D

Council Tax: C

Viewings Strictly By Appointment







## Directions

## Viewings

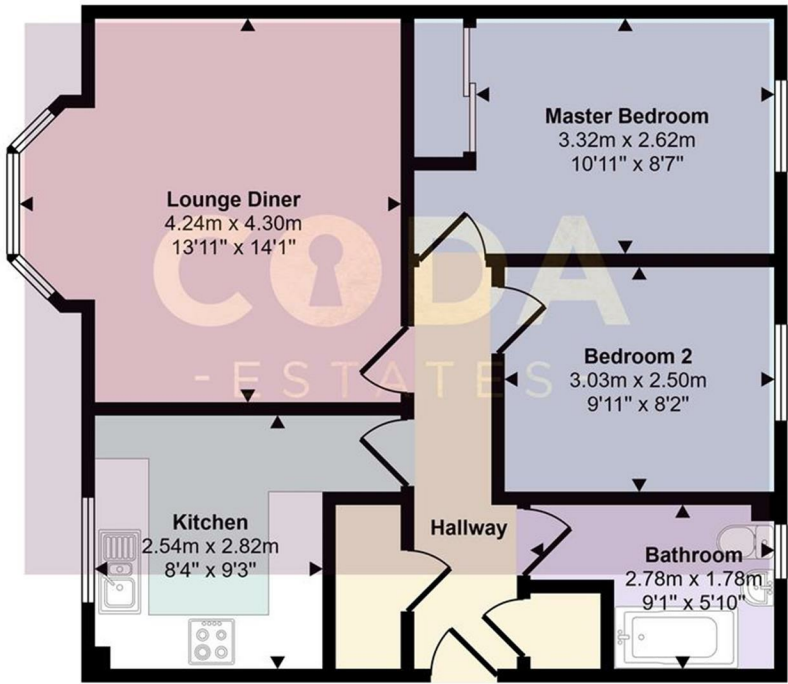
Viewings by arrangement only. Call 01417751050 to make an appointment.

## 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                                   | 62                      | 64        |
| (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  
56 sq m / 608 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.