

3 Doon Place, Kirkintilloch, Glasgow, G66 2RB

Offers Over £80,000

- Lower Cottage Flat
- Fitted Kitchen
- Close to Local Amenities
- GCH
- Council Tax Band- A
- Large Double Bedroom
- Lounge with Media Wall
- Plentiful Off -Street Parking
- DG
- EER- D

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Situated within a popular residential pocket of Kirkintilloch, this beautifully presented one-bedroom lower cottage flat is offered to the market in true walk-in condition and is ideally positioned close to local schooling, shops and excellent transport links.



Council Tax Band: A



Accessed via a well-maintained communal entrance, the property is set on the ground level and offers spacious accommodation throughout. Internally, the accommodation comprises a welcoming vestibule leading into a bright and generously proportioned front-facing lounge, flooded with natural light. The property further benefits from a modern fitted kitchen complete with a range of floor and wall mounted units providing ample storage and workspace.

A central hallway gives access to the spacious double bedroom, featuring generous fitted wardrobes, and a contemporary bathroom fitted with a three-piece suite and overhead shower.

Further benefits include gas central heating and double glazing throughout.

Externally, the property enjoys plentiful off-street parking, a private front garden and a communal rear drying area.

This excellent home will appeal to a wide range of buyers including first-time purchasers, downsizers and buy-to-let investors alike.

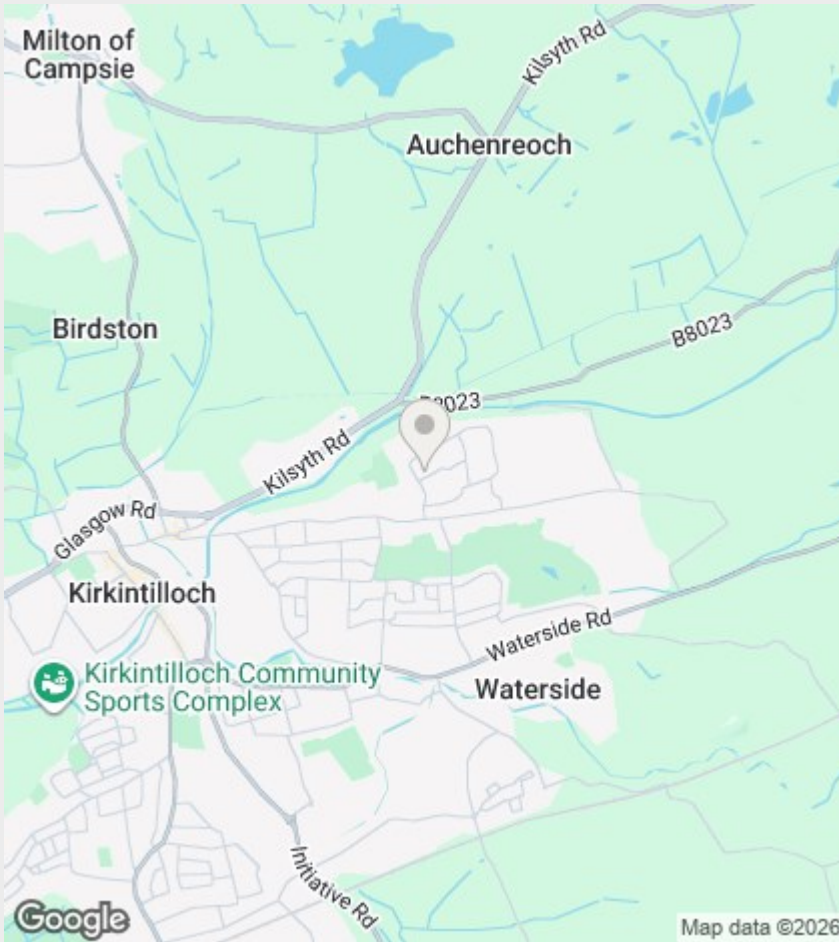
EER- D

Amenities: Popular residential area walking distance to local 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.







Directions

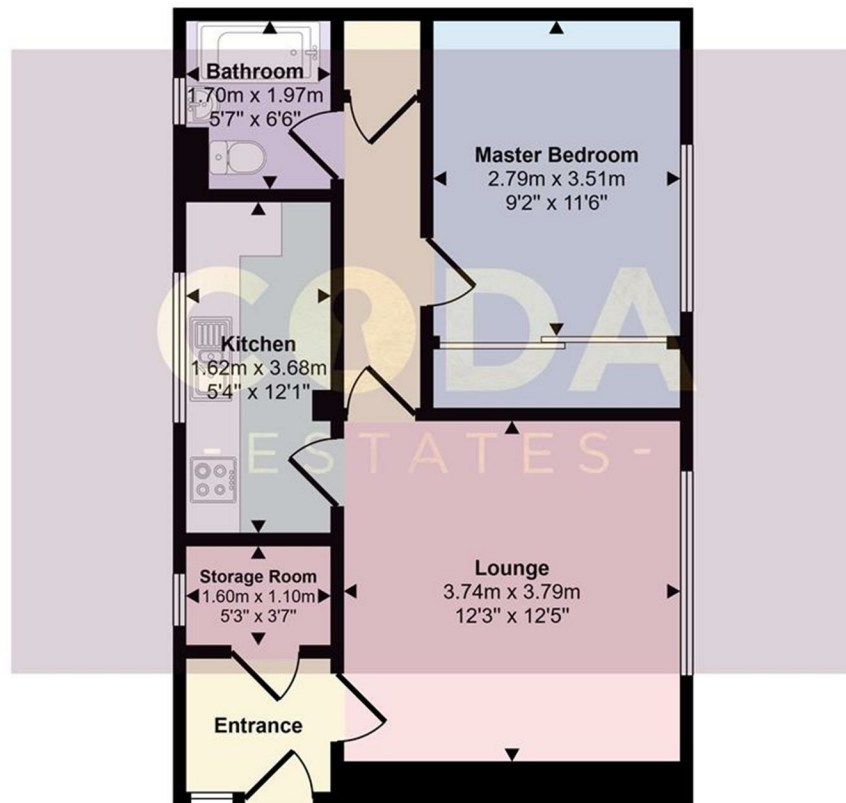
Viewings

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	67	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	



Floorplan