CODA
-ESTATES-









0/1, 40 Eastside, Kirkintilloch, Glasgow, G66 1QH

Offers Over £90,000

- Attractive two-bedroom property in a popular Kirkintilloch location.
- Separate kitchen with practical layout
- Modern Bathroom Suite
- Convenient access to Kirkintilloch town centre and local amenities
- Council Tax-
- Spacious living room
- 2 Double Bedrooms
- Fully Modernised Throughout
- Excellent opportunity for first-time buyers, downsizers and investors
- EER- D

2-4 Heath Avenue, Lenzie, Glasgow, G66 4LG
01417751050
sales@codaestates.co.uk
www.codaestates.co.uk

40 Eastside, Glasgow G66 1QH

Situated within a popular residential location in Kirkintilloch, this attractive two-bedroom property offers well-proportioned accommodation extending to approximately 56 sq. metres. The layout has been thoughtfully arranged to provide comfortable living space, making it an excellent opportunity for first-time buyers, downsizers or buy-to-let investors.

2 1 1 D

Council Tax Band: B







Situated within the popular Eastside area of Kirkintilloch, this beautifully presented two-bedroom traditional ground floor tenement flat has been fully renovated throughout and is offered to the market in genuine walk-in condition. Ideally positioned within easy reach of the town centre and its excellent range of amenities, the property combines traditional tenement appeal with fresh, contemporary interiors, making it an excellent opportunity for first-time buyers, downsizers or those seeking a ready-to-move-into home.

The accommodation begins with a welcoming entrance hallway providing access to all principal apartments. The generously proportioned living room offers an inviting space for relaxation and entertaining, with ample room for both lounge furnishings and additional furniture. The separate fitted kitchen is thoughtfully arranged, providing a range of storage units and worktop surfaces.

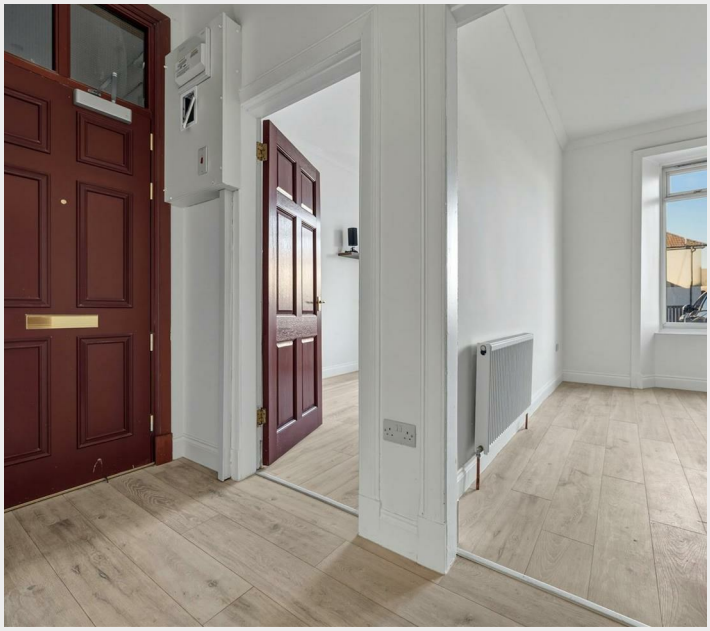
There are two well-proportioned bedrooms, both offering comfortable accommodation, with the principal bedroom benefiting from particularly generous proportions. A useful walk-in cupboard provides additional storage and dressing space, while the accommodation is completed by a stylishly appointed bathroom.

Having undergone a comprehensive programme of renovation, the property offers prospective purchasers the opportunity to acquire a home where the hard work has already been done, with contemporary presentation throughout and no immediate upgrading required.

Eastside is conveniently located within comfortable walking distance of Kirkintilloch town centre, where an excellent selection of shops, supermarkets, cafés, restaurants and everyday amenities can be found. The area also benefits from nearby recreational facilities and convenient transport connections, with access to the surrounding road network and local railway stations providing links to Glasgow and beyond.

Combining traditional character, modernised interiors and an exceptionally convenient location, this attractive flat represents an excellent opportunity to acquire a turnkey home within one of Kirkintilloch's established residential areas. Early viewing is highly recommended.



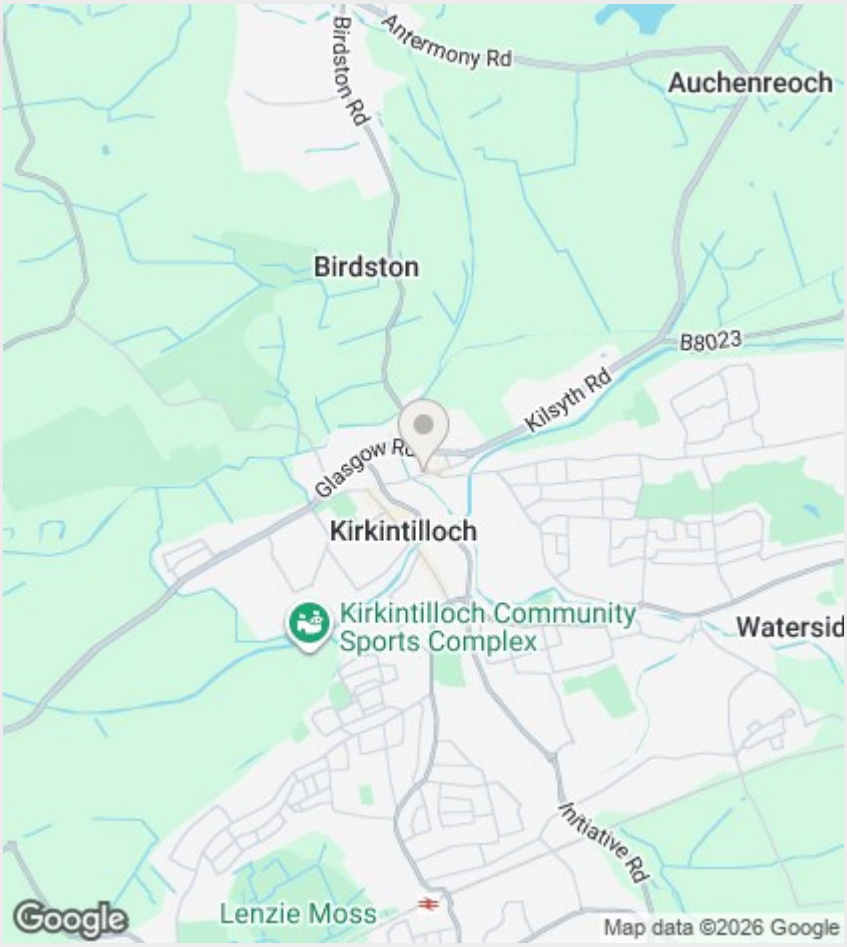












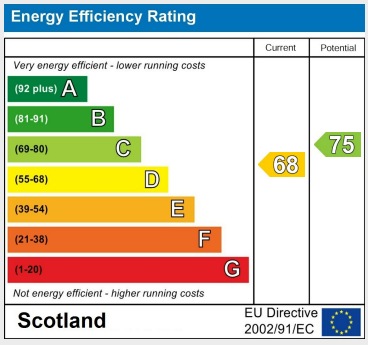
Directions

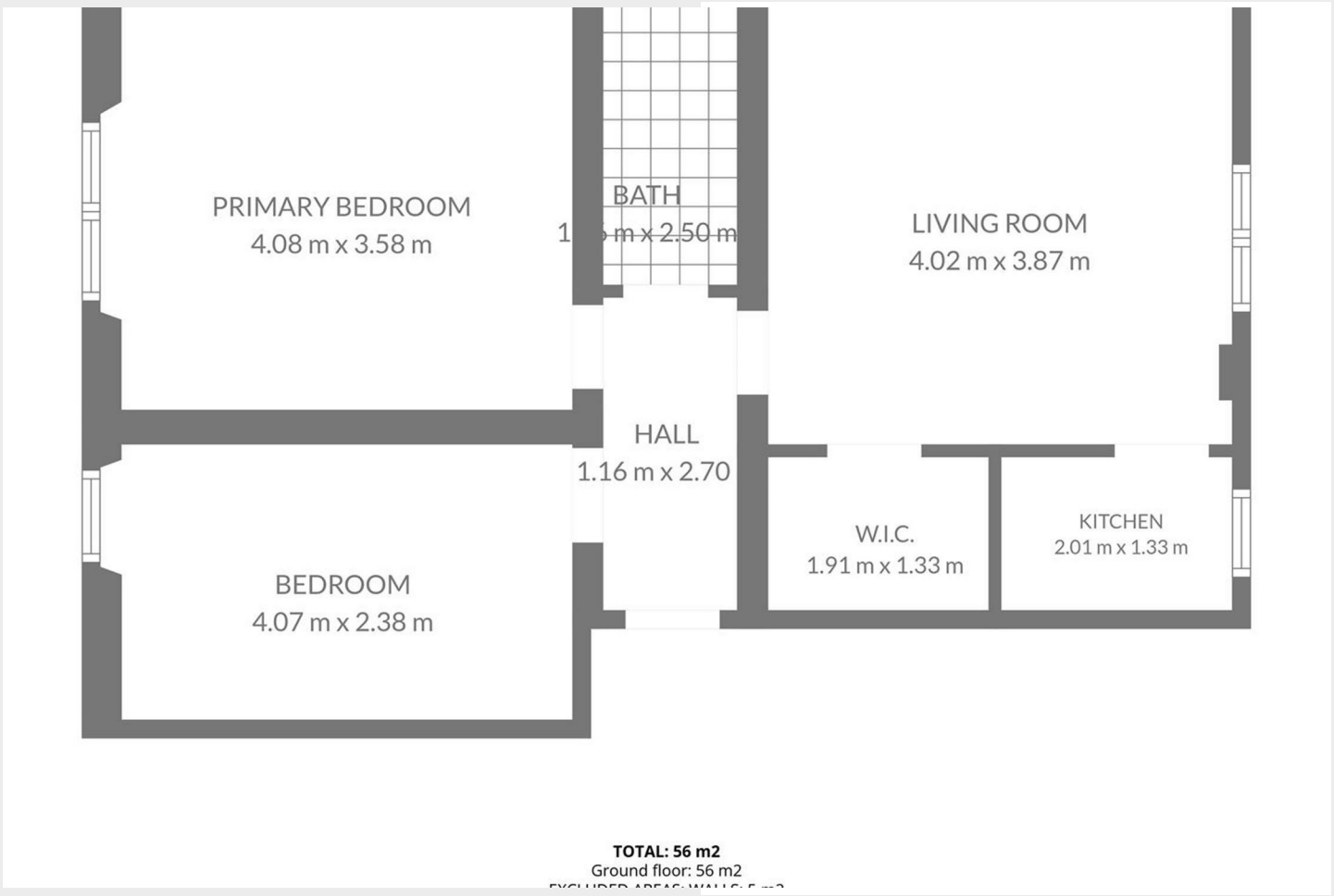
Viewings

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

EPC Rating:

D





2-4 Heath Avenue, Lenzie, Glasgow, G66 4LG
01417751050
sales@codaestates.co.uk
www.codaestates.co.uk