

0/2, 1 Thistle Street, Kirkintilloch, Glasgow, G66 1NU

Offers Over £78,000

- Sought-after Thistle Street location
- Contemporary fitted kitchen
- Stylish shower room
- High traditional ceilings adding a sense of space and character
- Early viewing advised
- Bright and modern lounge
- Generously sized double bedroom
- Excellent storage
- Gas central heating
- EER-D

# 1 Thistle Street, Glasgow G66 1NU

Nestled in the ever-popular Thistle Street area of Kirkintilloch, this charming traditional ground floor flat seamlessly blends period character with modern comfort. This well-presented ground floor flat offers a rare opportunity to enjoy comfortable, modern living in the vibrant Kirkintilloch Town Centre—with shops, cafes, and amenities right on your doorstep.



Council Tax Band: B



Upon entering, you are welcomed into a bright and stylish lounge, beautifully presented with contemporary décor and the impressive tall ceiling heights typical of traditional homes. Off the lounge, you'll find a modern fitted kitchen offering ample storage and workspace, as well as a large walk-in cupboard providing excellent additional storage.

The spacious double bedroom is generously proportioned, creating a calm and comfortable retreat. The property also features a modern shower room, finished to a high standard with quality fittings throughout.

This delightful flat combines traditional charm with modern living, making it ideal for first-time buyers, downsizers, or investors alike..

**Amenities:** Thistle Street is positioned in the heart of Kirkintilloch town centre. The town centre is home to an array of amenities including shops, restaurants, bars and supermarkets. The property is ideally placed a short walk to the popular Woodhead park with an excellent children's playground and Kirkintilloch leisure centre which offers access to multiple leisure facilities including a swimming pool, gym and various sporting clubs.

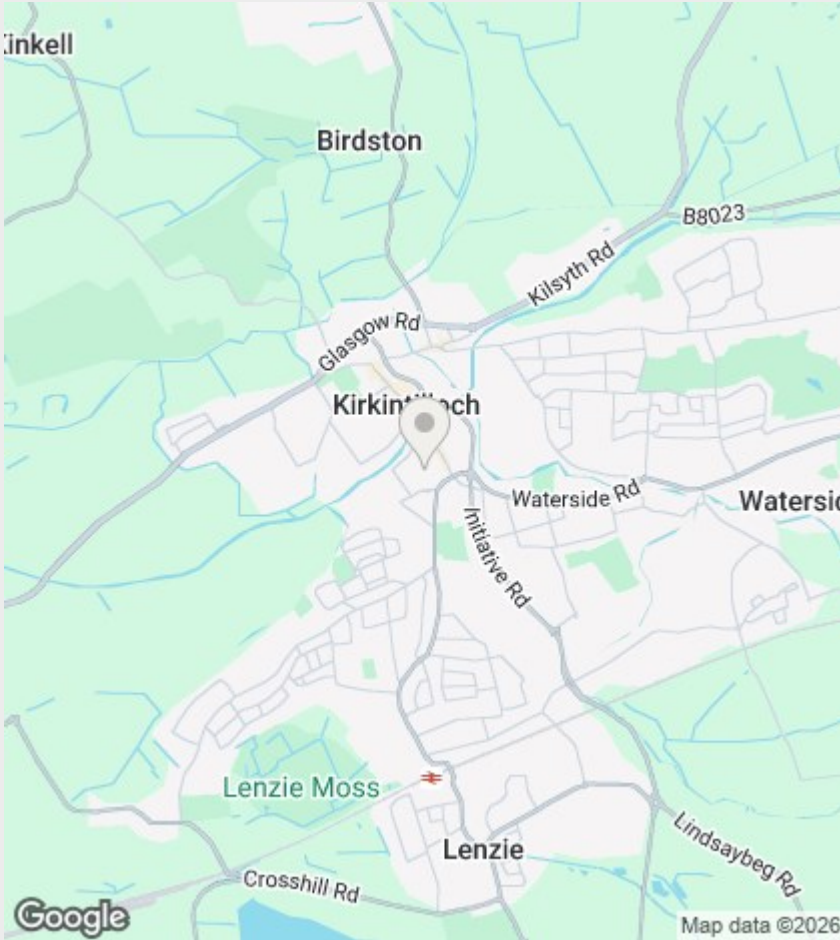
**Transport Links:** The property is on the doorstep to a regular bus route to Glasgow city centre and is a short walk to Lenzie train station that has regular links to Glasgow and Edinburgh. The new link road is a short drive which gives access to M8 motorway network.

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

If you are interested in viewing this property please contact our offices direct on 0141 775 1050. Property to sell? One of our expert team would be happy to provide you with a free valuation and we can discuss our selection of professional selling packages.







## Directions

## Viewings

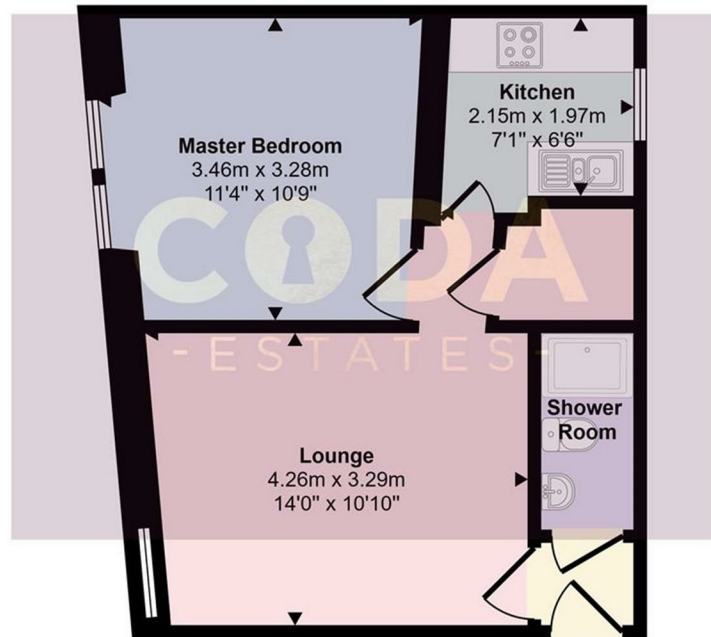
Viewings by arrangement only. Call 01417751050 to make an appointment.

## 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	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	

Approx Gross Internal Area  
38 sq m / 409 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