



## 2/1, 30 Luggiebank Road, Kirkintilloch, Glasgow, G66 1LR

Offers Over £105,000

- Traditional Victorian tenement flat in central Kirkintilloch location
- Retains charming period features including ornate cornicing and high ceilings
- Bright and spacious lounge/dining room ideal for entertaining
- Fitted kitchen with ample storage and worktop space
- Two generously sized double bedrooms
- Useful built-in storage within both bedrooms
- Well-appointed three-piece bathroom suite
- Shared rear garden offering outdoor space for residents
- Conveniently located close to local amenities and transport links
- Energy efficiency rating - D

# 30 Luggiebank Road, Glasgow G66 1LR

Enjoying a prime position in the heart of Kirkintilloch, this characterful Victorian tenement flat offers spacious accommodation complemented by a wealth of traditional features. Boasting generous room proportions, two double bedrooms, and access to a shared rear garden, the property presents an excellent opportunity for a wide range of purchasers seeking charm and convenience in equal measure.



Council Tax Band: B



CODA



CODA

Situated on the sought-after Luggiebank Road in the heart of Kirkintilloch, this charming traditional Victorian tenement flat beautifully combines period character with generous accommodation. Retaining a wealth of original features including high ceilings and ornate cornicing, the property offers a spacious and versatile layout ideally suited to a range of buyers including first-time purchasers, professionals, and downsizers alike.

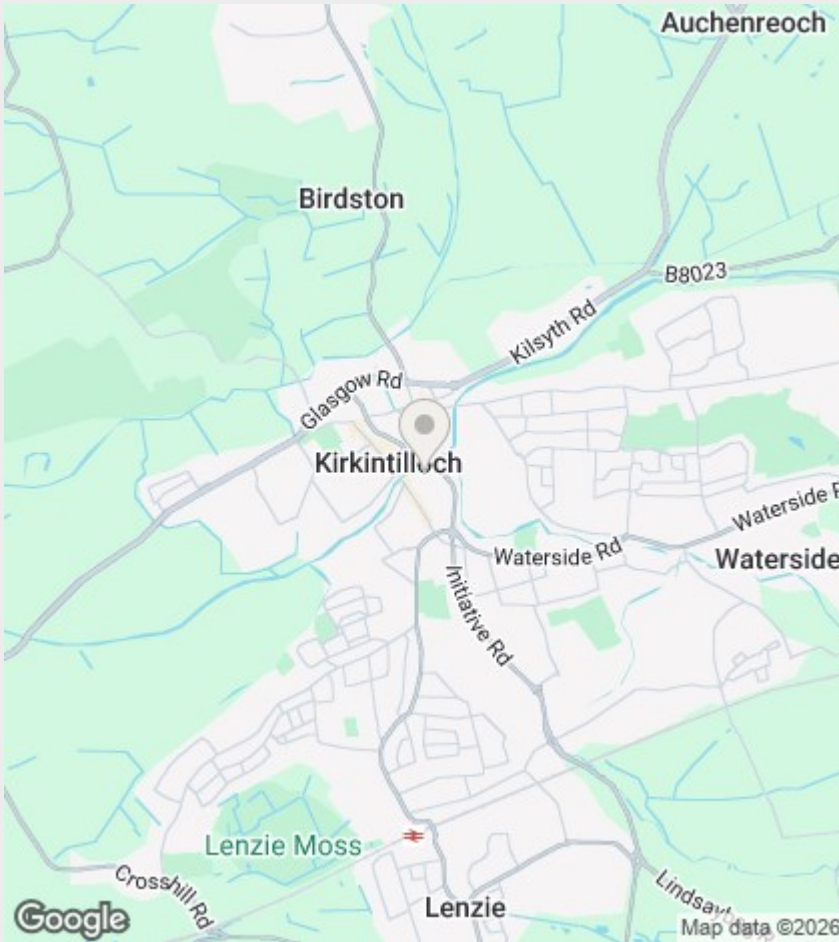
The accommodation comprises a welcoming reception hallway leading to a bright and spacious lounge/dining room, providing an excellent space for both relaxing and entertaining. The fitted kitchen offers a range of wall and floor mounted units with ample worktop space. There are two generously proportioned double bedrooms, both benefiting from useful storage, while a well-appointed three-piece bathroom completes the accommodation.

Further benefits include access to a shared rear garden and a highly convenient central location close to a wide range of local amenities, shops, cafes, and excellent transport links.

Early viewing is highly recommended to appreciate the character, space, and superb location this attractive home has to offer.

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		63	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

