



22 Campsie Court, Kirkintilloch, Glasgow, G66 4QQ

Offers Over £115,000

- Excellent Location
- Large Double Bedroom with Fitted Storage
- Contemporary Shower Suite
- Secure Door Entry
- Close To All Local Amenities
- Top Floor Position
- Modern Fitted Kitchen
- Well Maintained Communal Areas
- Residents Parking
- EER- D

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Immaculately Presented One Bedroom Top Floor Apartment

Situated within a peaceful cul-de-sac in a highly sought-after area of Kirkintilloch, this modern one-bedroom top floor apartment is presented to the market in true walk-in condition, offering an ideal opportunity for first-time buyers, downsizers, or buy-to-let investors.



Council Tax Band: C



Upon entering, a welcoming central hallway provides access to all apartments. The bright and spacious lounge is flooded with natural light, creating a warm and inviting living space perfect for both relaxing and entertaining. The room also enjoys a pleasant open outlook, with views towards the picturesque Campsie Hills.

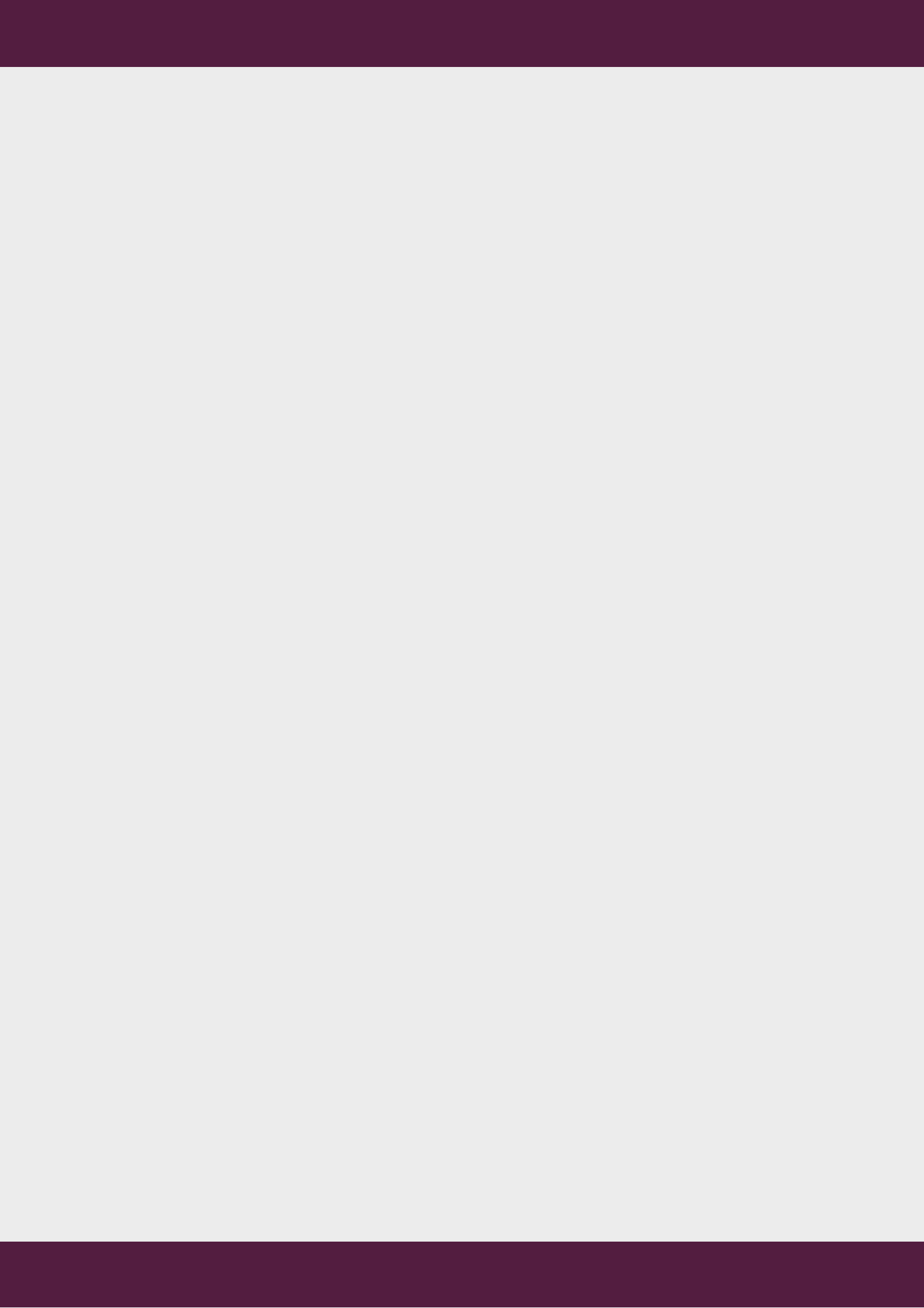
Accessed directly from the hall, the stylish contemporary kitchen is fitted with a range of modern floor and wall-mounted units, providing ample storage and workspace to meet everyday needs.

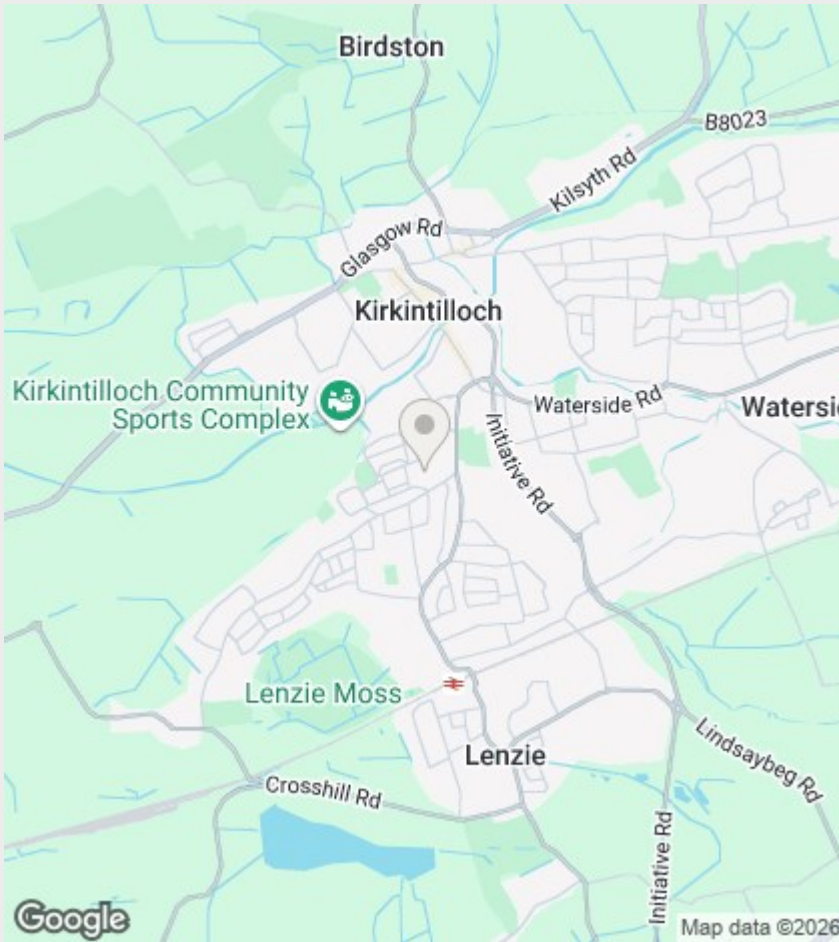
The property further benefits from a generously proportioned double bedroom, complete with excellent built-in wardrobes, while the beautifully appointed modern shower room has been finished in a contemporary style.

Additional features include excellent internal storage, a secure door entry system, plentiful private residents' parking, and attractive views towards the Campsie Hills.

Combining a quiet setting with immaculate presentation and a convenient location close to Kirkintilloch's excellent local amenities and transport links, this superb apartment is sure to appeal to a wide range of purchasers. Early viewing is highly recommended.







Directions

Viewings

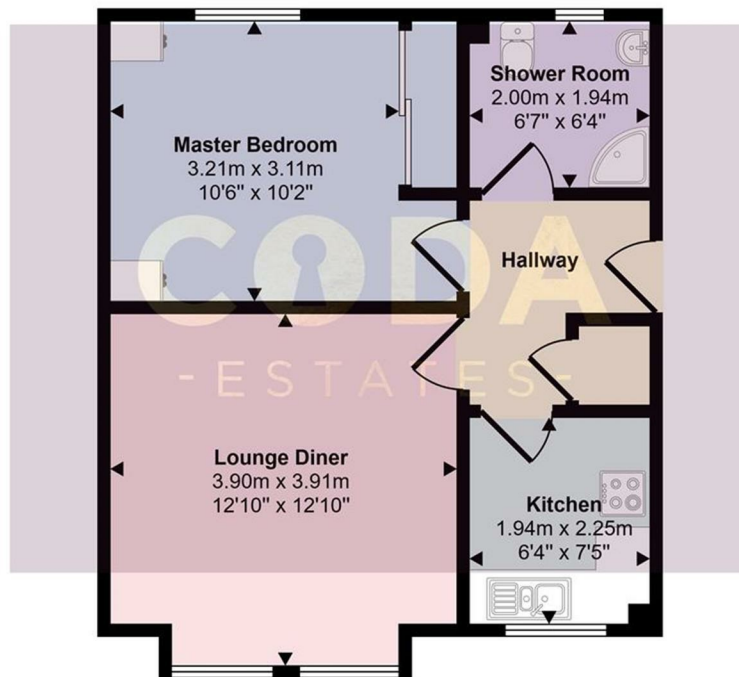
Viewings by arrangement only. Call 01417751050 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC	

Approx Gross internal Area
42 sq m / 448 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 do not constitute a statement of fact. Measurements are taken to the internal face of walls, doors, and windows.