



## 10B Washington Road, Kirkintilloch, Glasgow, G66 1AE

Offers Over £115,000

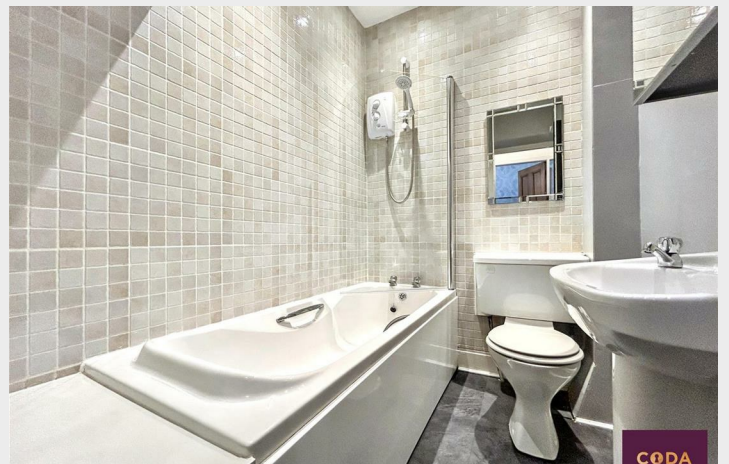
- Spacious traditional ground floor apartment
- Well-appointed fitted kitchen complete with a practical pantry/store cupboard
- Versatile study, ideal as a home office, dressing room or occasional guest room
- Communal rear garden providing an attractive outdoor retreat
- Conveniently positioned within easy reach of Kirkintilloch's amenities, transport links and scenic canal walks
- Bright and elegant lounge featuring generous proportions and excellent natural light
- Generous double bedroom offering excellent storage space
- Contemporary three-piece bathroom suite
- Retaining the character and impressive room dimensions associated with traditional homes
- Energy efficiency rating - D

# 10B Washington Road, Glasgow G66 1AE

Set within a traditional sandstone build on the ever-popular Washington Road, this generously proportioned ground floor garden apartment offers an abundance of space, character and versatility. Boasting the high ceilings, impressive room sizes and period charm associated with traditional homes, the property provides beautifully balanced accommodation including a spacious lounge, double bedroom, separate study and private garden—an ideal home for those seeking character without compromising on practicality.



Council Tax Band: B



Situated on the ever-popular Washington Road, this charming ground floor apartment offers spacious, well-proportioned accommodation with the added benefit of a large garden space, making it an ideal purchase for first-time buyers, downsizers or buy-to-let investors.

The accommodation extends to approximately 564 sq ft (52 sq m) and comprises a welcoming entrance hallway with useful storage, a bright and generously sized lounge providing an excellent space for both relaxing and entertaining with pleasant garden views. The fitted kitchen provides a range of appliances, base and wall-mounted units, together with a handy pantry/store cupboard.

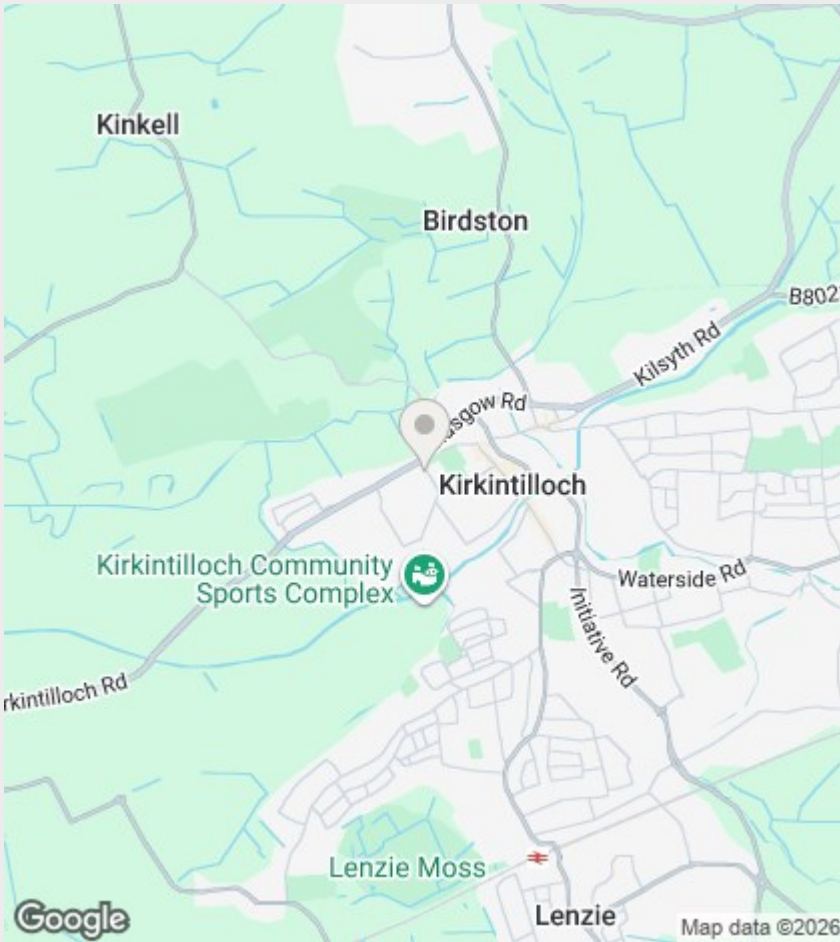
To the front, the spacious double bedroom offers excellent storage space whilst off it, a separate study provides the perfect home office, dressing room or occasional guest space, adding flexibility rarely found in properties of this type. Completing the accommodation is a modern bathroom fitted with a three-piece bath suite and overhead shower.

Externally, the property benefits from shared garden grounds, providing an excellent outdoor space to enjoy throughout the year.

Washington Road is ideally positioned within easy reach of Kirkintilloch's excellent range of local amenities including shops, cafés, supermarkets, leisure facilities and transport links. The town's picturesque canal walks, parks and highly regarded schooling are also close at hand, while excellent road links provide convenient access to Glasgow and the surrounding areas.

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	57	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	

