



48 Lion Bank, Kirkintilloch, Glasgow, G66 1PH

Offers Over £105,000

- *** Immaculate One Bedroom Apartment ***
- Attractive Open Plan Lounge/Dining/ Kitchen
- Electric Heating & DG
- EER - D
- Located on The Second Floor
- Stylish Fitted Bathroom
- Secure Door Entry & Ample Parking
- Fabulous Residential Location
- Quiet Development with Well Maintained Communal Areas
- Close to All Local Amenities & Transportation Links

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Pristine, one bedroom, second floor apartment located within a popular residential development close to Kirkintilloch town centre. The property has been well maintained and presented and will appeal to a wide variety of buyers. The apartment offers open plan kitchen/dining/lounge, new bathroom suite, secure door entry system, ample parking, modern electric heating system, DG installed & ample storage. EER - D



Council Tax Band: C



Beautifully presented second floor apartment, delightfully situated within this sought-after, cul-de-sac development, which has a mature tree backdrop, which creates a wonderful living environment.

Neatly positioned within this mature development, yet conveniently located to the centre off Kirkintilloch, this excellent flat will undoubtedly have wide appeal, ranging from the first buyer to those considering down-sizing or equally an investor looking for a buy-to-let opportunity. Viewing is essential for a full appreciation of flat, position and the local vicinity. The internal layout comprises: Entrance hall with two built-in cupboards and door entry intercom hand set, open plan lounge/dining/kitchen with bay window formation to the front. The well appointed kitchen includes a number of integrated appliances, useful breakfast bar, ample base and wall mounted storage and contrasting wok surfaces. The tasteful double bedroom boasts built-in mirrored wardrobe and the stylish bathroom comes complete with three white piece suite including bath with shower and vanity storage. The property is further enhanced by new electric heating, double glazed window frames, communal parking for residents and visitors and well tended communal grounds.

Room Dimensions

Lounge/Dining - 5.76m x 3.061m

Kitchen - 3.25m x 2.53

Bedroom - 3.30m x 2.332m

Bathroom - 2.22m x 1.66m

Location

Amenities: Kirkintilloch offers a vast selection of local amenities including good quality restaurants, cafes, shops, bars, supermarkets and the recently developed Southbank Marina. There are also numerous leisure facilities including a modern library, museums, Kirkintilloch leisure centre and various sporting clubs, Kirkintilloch Bowling Club, various water sports including,

canoeing, rowing, golf courses in both Kirkintilloch and neighbouring Lenzie. The vicinity also allows for pleasant walking & cycling routes. Kirkintilloch is an interesting historical town. It sits on the Antonine Wall and was the site of a Roman Fort and medieval castle. The Forth and Clyde Canal flows through the centre of the town and provides a link to Glasgow and Edinburgh.

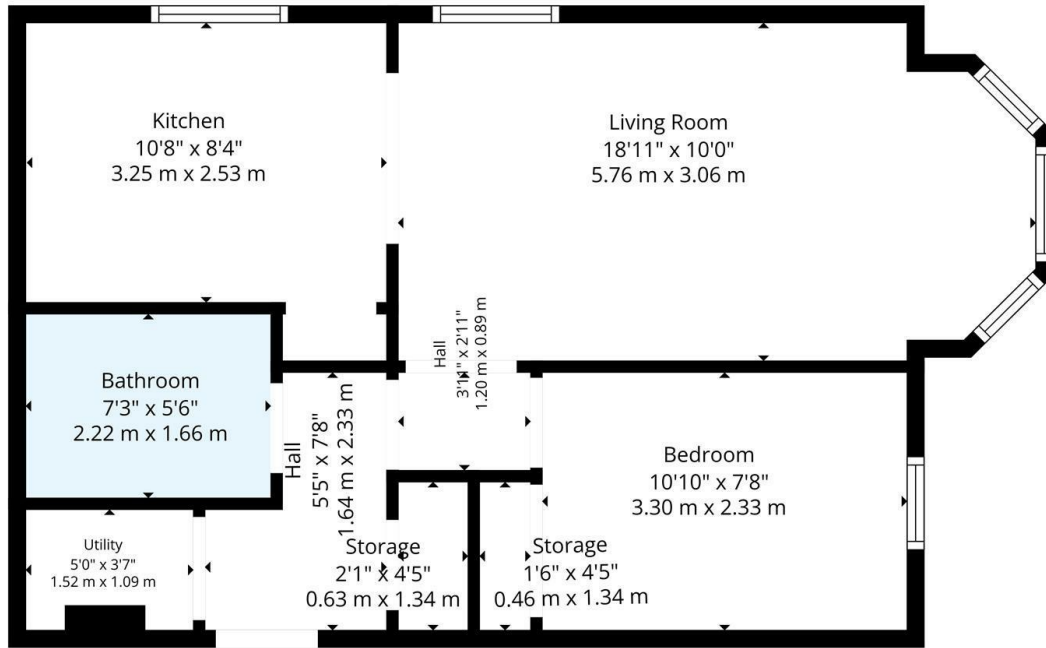
Transport Links: Kirkintilloch is conveniently placed within easy reach of Glasgow city centre and Edinburgh. The property is a short drive to Lenzie train station, or a couple of minute car journey to M80 connecting to the main M8 and M9 motorways with links across central Scotland. There is also a regular bus route to Glasgow city centre and neighbouring villages.

Home Report Available on Request
Viewings Strictly By Appointment
EER - D

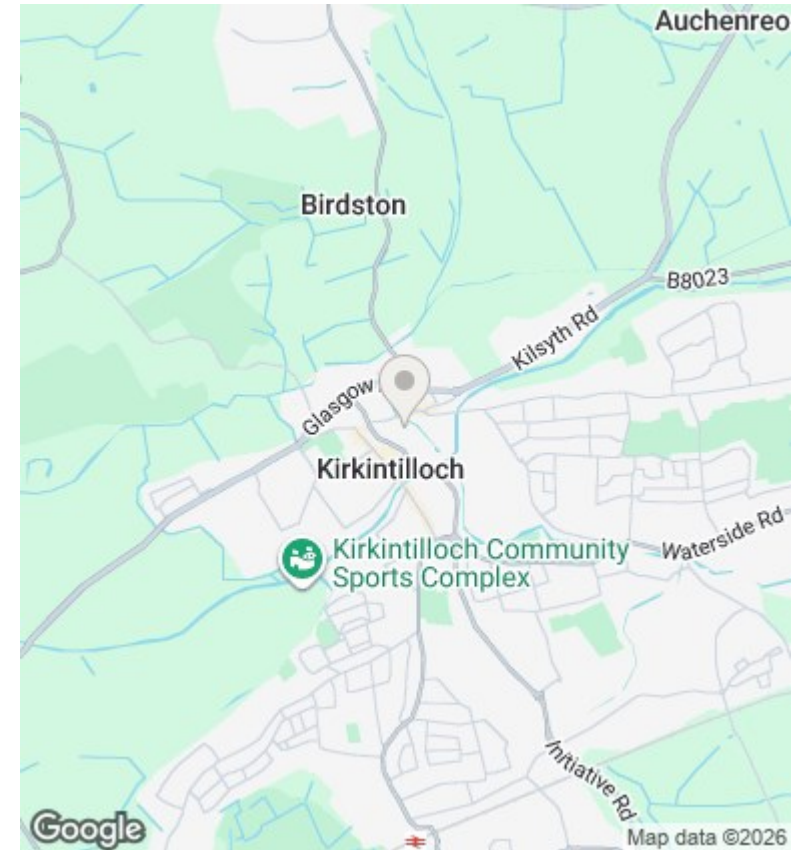
CODA Estates provide a free valuation service. If you are considering selling your own home please telephone 0141 775 1050.







TOTAL: 479 sq. ft, 45 m2
 1st floor: 479 sq. ft, 45 m2
 EXCLUDED AREAS: STORAGE: 17 sq. ft, 2 m2, WALLS: 48 sq. ft, 4 m2
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Directions

Viewings

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

Council Tax Band

C

| Energy Efficiency Rating | | Current | Potential |
|--|---|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 65 | 70 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| Scotland | | EU Directive 2002/91/EC | |