



25 Lion Bank, Kirkintilloch, Glasgow, G66 1PH

Offers Over £117,500

- Contemporary second-floor flat presented in excellent condition
- Modern fitted kitchen with integrated appliances and stylish finishes
- Sleek three-piece shower room with contemporary wet wall panelling
- Secure door-entry system and well-kept communal areas
- Efficient modern electric heating and double glazing throughout
- Bright, spacious lounge with west-facing bay window
- Two generously sized, freshly decorated bedrooms
- Welcoming hallway with polished wooden flooring and ample storage
- Residents' car park and attractive shared garden grounds
- Energy efficiency rating - C

25 Lion Bank, Glasgow G66 1PH

This impressively contemporary property offers a spacious, bright, lounge, modern fitted kitchen, two large bedrooms, stylish bathroom and fresh decor throughout. This rarely available flat further benefits from residents parking, secure door entry system, well-maintained communal gardens, ample storage, double glazing and a modern electric heating system.



Council Tax Band: C



This impressively contemporary property offers a spacious, bright, lounge, modern fitted kitchen, two large bedrooms, stylish bathroom and clean décor throughout. This rarely available flat further benefits from residents parking, secure door entry system, well-maintained communal gardens, ample storage, double glazing and a modern electric heating system.

Access is provided into the property through the secure door entry system where you will find a well-maintained communal area and main door access into the home on the second floor. There is a large resident's car park to the rear of the building and external common grounds, providing a tranquil outdoor space.

The property's welcoming entrance hallway with polished wooden flooring and new internal doors throughout gives access to the lounge, kitchen, two bedrooms, bathroom and two convenient storage cupboards. The beautiful flooring continues throughout the lounge and kitchen. The lounge itself is a bright and spacious reception room, with a large, west facing bay window which floods the room with natural light. The modern, fitted kitchen is stylish and offers a range of base and wall mounted units with complementary worktops and tiled splashback. There is an integrated oven with electric hob, extractor, washing machine, and tumble dryer.

The three-piece shower suite is in immaculate condition with contemporary and practical wet walls, complimentary flooring, toilet, wash-hand basin, and large shower cubicle. Both bedrooms are generous in size, freshly decorated with carpeted flooring. The master double bedroom further benefits from integrated sliding mirrored wardrobes.

An early viewing for this property is essential.

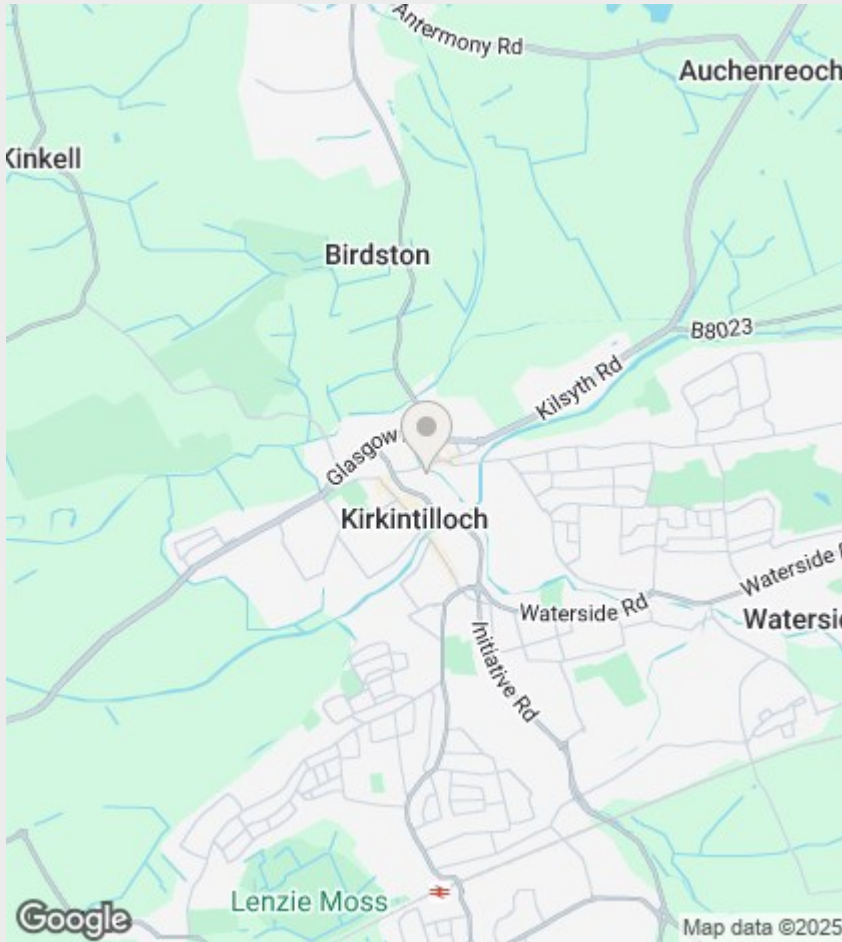
Home Report Available on Request

EER - C

Council Tax Band - East Dunbartonshire Band C

Viewings Strictly By Appointment

If you are interested in viewing this property please contact our offices direct on 01417751050. 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

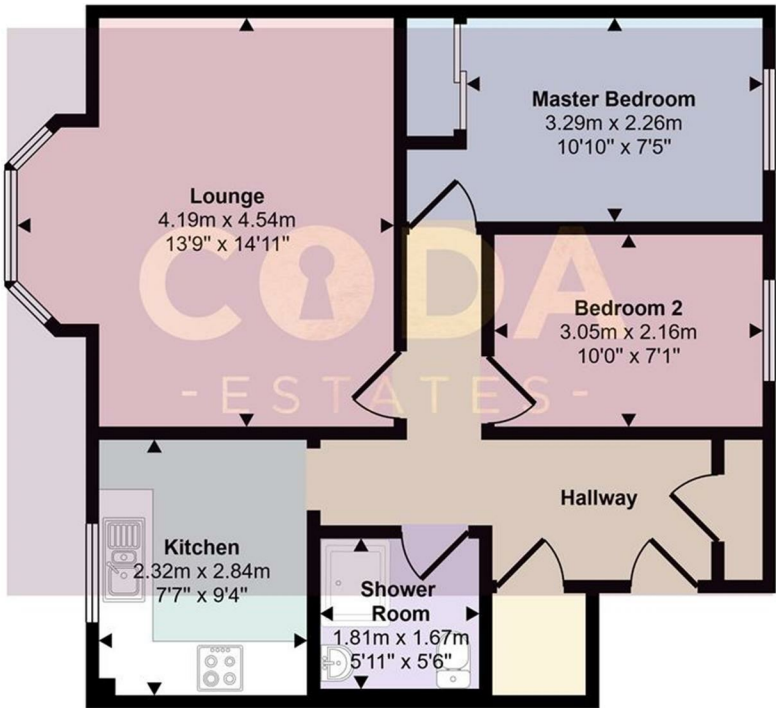
Viewings by arrangement only. Call 01417751050 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

55 sq m / 592 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.