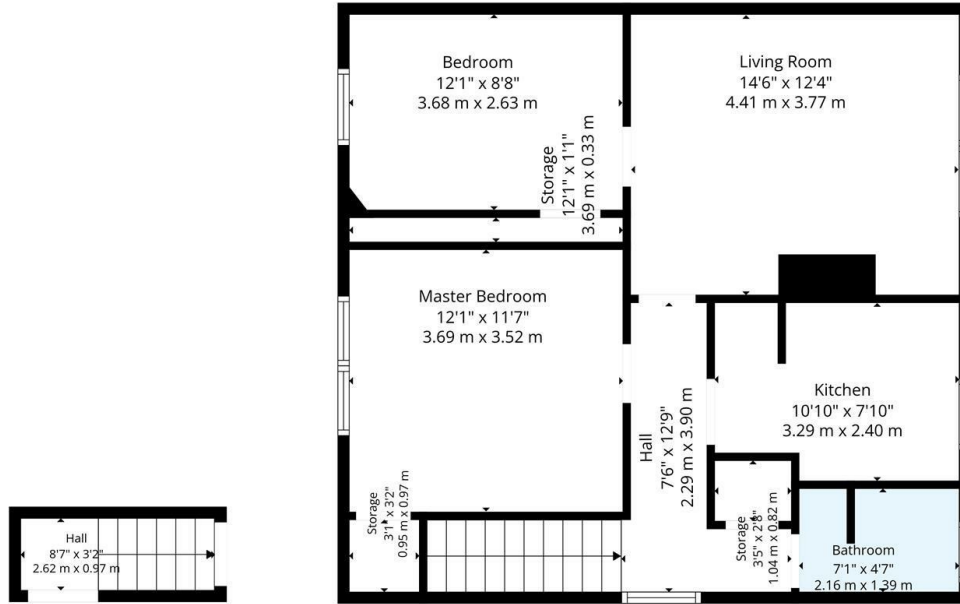




36 Waterside Road, Kirkintilloch, Glasgow, G66 3HA

Offers Over £120,000

- Two bedroom upper cottage flat
- Excellent views to the front of the property
- Well equipped kitchen
- EER Band D
- Lovely garden grounds
- South facing rear garden
- Bathroom with three-piece suite
- Conveniently placed close to the town
- Spacious Lounge overlooking rear garden
- Excellent first time buyer property



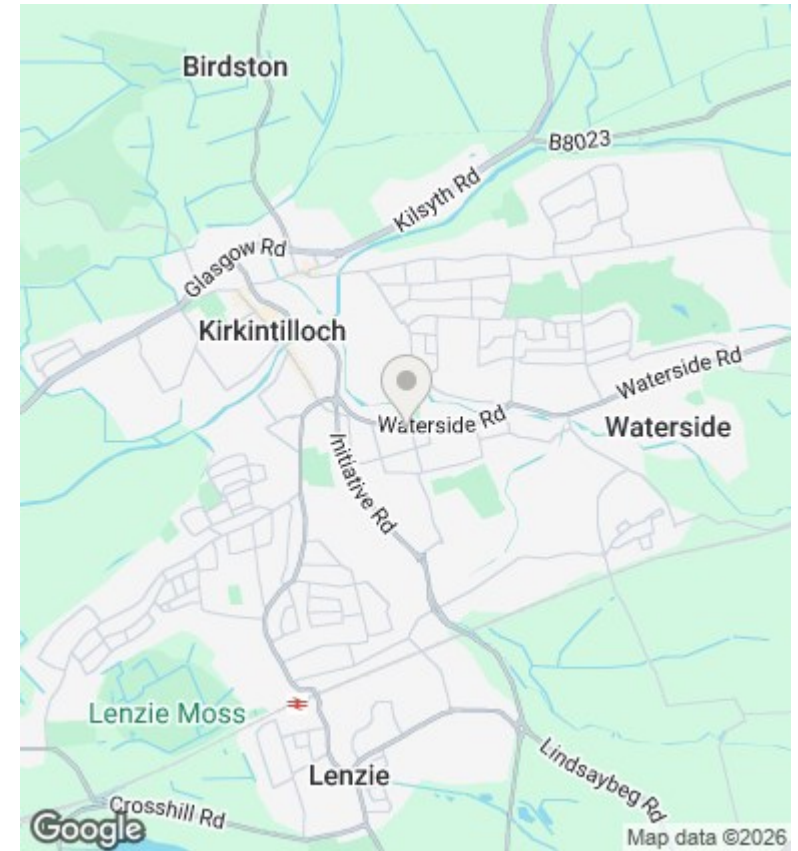
Basement

1st Floor



TOTAL: 682 sq. ft, 64 m²
 Basement: 27 sq. ft, 3 m², 1st floor: 655 sq. ft, 61 m²
 EXCLUDED AREAS: STORAGE: 32 sq. ft, 3 m², WALLS: 67 sq. ft, 6 m²

Floor Plan Created By Cubicase App. Measurements Deemed Highly Reliable But Not Guaranteed.



Directions

Viewings

Viewings by arrangement only. Call 01417262111 to make an appointment.

Council Tax Band

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		
(55-68)	D	68	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC	