



3 Ledgate, Kirkintilloch, Glasgow G66 1PZ

- *** Ground Floor Flat ***
- Beautifully Presented
- New Kitchen
- New Bathroom

A beautifully presented one bedroom, ground floor property, located within easy walking distance of the town centre and all local amenities. Recently renovated and up-graded throughout this apartment is ideal for a first time buyer or as an investment property. Early viewing is recommended. EER - D

OFFERS OVER

£52,500



PROPERTY DESCRIPTION

This ground floor, one bedroom property has been completed up-graded over recent months providing a beautiful starter flat, investment opportunity. Located within easy walking distance of all local amenities and great transportation links makes it an ideal location.

Accommodation comprises, large and spacious entrance hallway which allows access to all other apartments. The lounge is located to the rear of the property with small, modern kitchen area off. The great sized double bedroom is to the front of the property and accommodation is completed by white, 3 piece bathroom suite with over the bath electric shower. The entire property has been freshly decorated and new floor coverings have been laid throughout. Further benefits include GCH, DG, communal garden ground and on street parking.

Room Dimensions

Entrance Hallway - 2.40m x 2.30m

Lounge - 4.05m x 3.46m

Kitchen - 1.90m x 1.85m

Bedroom - 4.05m x 4.00m

Bathroom - 1.85m x 1.80m

Location

Amenities: Kirkintilloch offers a vast amount of amenities including good quality restaurants, shops, bars, supermarkets and the recently developed Southbank Marina. There are also numerous leisure facilities including Kirkintilloch Leisure Centre which houses a 25m swimming pool / childrens pool and various sporting courts / clubs, Kirkintilloch Bowling Club, various water sports on the canal including, canoeing, rowing, there are also golf courses in both Kirkintilloch and neighbouring Lenzie where there is also tennis courts and Lenzie Rugby Club.





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

Viewings: Arranged by appointment.

Council Tax Band - B

EER - D

Home Report Available on Request

All Offers Should be Submitted Formally in Writing

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

FLOORPLAN



TOTAL APPROX. FLOOR AREA 440 SQ.FT. (40.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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