



69 St Columba Drive, Kirkintilloch, Glasgow, , G66 3JS

- *** Spacious Apartment ***
- 2 Double Bedrooms Plus a Box Room
- Generous, Bright Lounge
- Dining Kitchen

Perfect opportunity to acquire a substantial apartment within a central location of Kirkintilloch. Located of the top floor of this development this 2 bedroom (plus box room), provides spacious accommodation including private loft space and a large dining kitchen. EER - C

OFFERS OVER

£87,500



PROPERTY DESCRIPTION

CODA Estates presents this spacious apartment to the market. Located on the third landing within this well maintained development, this flat boasts landscaped residents gardens and ample parking.

Internally the property boasts well proportioned rooms including spacious lounge, large dining kitchen, 2 double bedrooms, box room/study and the modern bathroom with over the bath thermostatic shower.

Further benefits include GCH, double glazing, private loft space, residence parking and well maintained communal garden area. Entry to the building is via a security controlled door.

Room Dimensions

Lounge - 4.60m x 4.15m

Kitchen - 3.45m x 3.25m

Bed 1 - 4.45m x 3.00m

Bed 2 - 4.45m x 2.80m

Box Room - 1.65m x 2.20m

Bathroom - 1.80m x 1.65m

Council Tax: East Dunbartonshire Band C

Home Report: Available upon request.

EER: C

Post Code: G66 3JS

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.

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

FLOORPLAN



www.codaestates.com

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2-4 Heath Avenue, Lenzie, Glasgow, G66 4LG

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements