



## 84 Queen Street, Kirkintilloch, Glasgow, , G66 1JW

- \*\*\* Superb Central Location \*\*\*
- Ground Floor Apartment
- Recently Renovated Throughout
- Lounge

Fabulous one bedroom, ground floor apartment located within central Kirkintilloch, close to all local amenities. The property has been well maintained and presented and would be ideal for any first time buyer/those looking to invest. The property benefits from GCH, DG, on street parking and well maintained communal areas and garden. EER - D

OFFERS OVER

**£60,000**



## PROPERTY DESCRIPTION

### Room Dimensions

Lounge - 4.30m x 3.75m  
Bedroom - 4.05m x 3.25m  
Kitchen - 1.85m x 1.85m  
Shower Room - 2.40m x 1.40m  
Hall - 1.85m x 1.15m

### Location

Amenities: Kirkintilloch offers a vast selection of local 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 an Olympic sized swimming pool and various sporting clubs, Kirkintilloch Bowling Club, various water sports including canoeing, rowing, golf courses in both Kirkintilloch and neighbouring Lenzie where there is also tennis courts and Lenzie Rugby Club

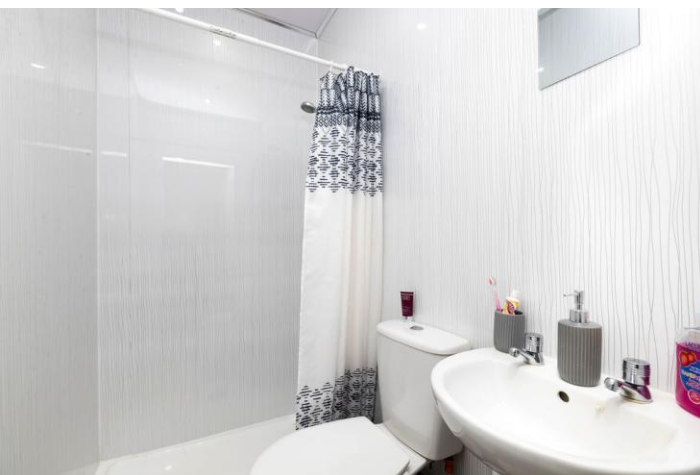
Transport Links: Kirkintilloch is conveniently placed within easy reach of Glasgow city centre and Edinburgh. Property is a short drive to Lenzie train station, or a couple of minute car journey to M80 connecting to the main M8 motorway with links across central Scotland. There is also a regular bus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

Home Report Available on Request

Viewings By Appointment

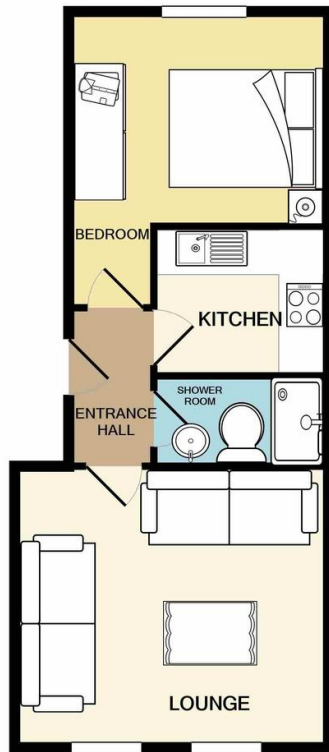
EER -

Council Tax Band - B





# FLOORPLAN



TOTAL APPROX. FLOOR AREA 405 SQ.FT. (37.7 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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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