



40 Eastside, Kirkintilloch, Glasgow G66 1QH

- *** Spacious/Immaculate Apartment ***
- First Floor Position
- Fully Renovated
- 2 Double Bedrooms

A very impressive two bedroom first floor property. Perfect for a first time buyer/Investment opportunity/those down sizing. Immaculately presented and maintained, comprising, new kitchen, bathroom and flooring. Located close to all local amenities. GCH and DG. EER - D

OFFERS OVER

£59,995



PROPERTY DESCRIPTION

The current owner has presented this two bedroom property to an exceptional standard throughout. Early viewing is therefore imperative to avoid disappointment.

Located on the first floor this apartment comprises, entrance hallway, open plan lounge with contemporary kitchen off, modern bathroom, two spacious double bedrooms and a large walk in cupboard (ideal perhaps for a home office area).

Further benefits include, GCH, DG and meticulous communal areas which are factored. The entire property has been freshly decorated and new flooring laid throughout.

Room Dimensions

Lounge/Kitchen - 5.20m x 3.90m

Bedroom 1 - 4.10m x 3.60m

Bedroom 2 - 4.10m x 3.55m

Bathroom - 1.85m x 1.56m

Large Cupboard - 1.90m x 1.25m

Hallway - 3.30m x 1.20m

Location

The property is situated within this sought after location of Kirkintilloch and offers easy access to the town centre and all local amenities including schools, shops, public transport services, park, library, supermarkets and a range of popular bars and restaurants. In addition to this, there are excellent road links close by giving access to Glasgow City Centre and the Central Belt motorway network beyond.

Home Report Available on Request

Viewings Strictly By Appointment

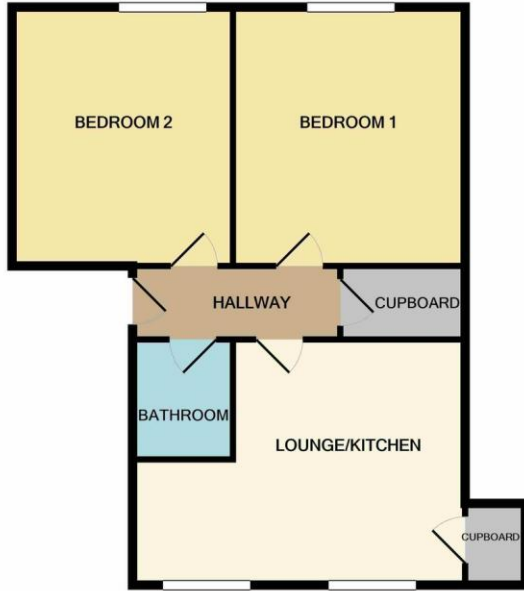
EER - D

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 623 SQ.FT. (57.9 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
Made with Metropix ©2021

www.codaestates.com

Tel: 0141 775 1050 Email: enquiries@codaestates.co.uk
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