



## 1 Thistle Street, Kirkintilloch, Glasgow G66 1NU

- \*\*\* One Bedroom First Floor Flat \*\*\*
- Excellent Central Location
- Modernisation/Up-Grading Required

Fantastic central location close to all amenities. This one bedroom first floor property does require up-grading however has the potential to provide ideal accommodation for any first time buyer or some one looking to invest. Home Report and viewings available on request. EER - D

OFFERS OVER

**£49,995**



## PROPERTY DESCRIPTION

New to the market. Located within Kirkintilloch centre, the property is well located for all local amenities.

Accessed via the communal entrance the property is located on the first floor and benefits from use of a large store cupboard on the ground floor. The apartment comprises of reception hall which leads through to the lounge and kitchen area. The bedroom is a good sized double room, with built in wardrobes and window to the rear. The shower room completes the accommodation. The property also benefits from GCH, DG and communal garden/drying area to the rear.

### Room Dimensions

Lounge - 3.98m x 3.82m

Kitchen - 2.50m x 1.70m

Bedroom - 3.25m x 3.15m

Shower - 1.70m x 1.54m

Hall - 1.57m x 1.00m

### 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, 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 minutes 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 - D  
Council Tax Band - B

# FLOORPLAN



TOTAL APPROX. FLOOR AREA 351 SQ.FT. (32.6 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 and 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