



0/1, 2 Loch Road, Kirkintilloch, Glasgow, G66 3EN

Offers Over £72,500

- Traditional Sandstone Tenement Flat
- Period Features
- New Modern Fitted Kitchen
- DG, GCH, and Shared Gardens
- Walking Distance to Local Amenities and Town Centre
- Ground Floor Positioning
- Spacious Lounge
- New 3 Piece Shower Suite
- Proximity to Excellent Transport Links
- EER - D

2 Loch Road, Glasgow G66 3EN

Nestled in the charming area of Loch Road, Kirkintilloch, Glasgow, this delightful flat offers a unique blend of historical character and modern convenience. Built between 1900 and 1909, the property exudes a sense of timeless elegance, making it an appealing choice for those who appreciate classic architecture.

The flat features a well-proportioned reception room, perfect for relaxation or entertaining guests. The single bedroom provides a cosy retreat, ideal for restful nights. The bathroom is thoughtfully designed, ensuring comfort and functionality for everyday living.

While the property may be compact, it is filled with potential and charm, making it an excellent opportunity for first-time buyers or those seeking a low-maintenance living space. The surrounding area of Kirkintilloch is known for its friendly community and convenient amenities, including shops, parks, and transport links, ensuring that everything you need is within easy reach.

This flat on Loch Road is not just a home; it is a chance to embrace a lifestyle steeped in history while enjoying the benefits of modern living. Whether you are looking to invest or find your perfect home, this property is certainly worth considering.



Council Tax Band: B



This beautifully presented 1-bedroom ground floor flat is located in the sought-after Loch Road area of Kirkintilloch. The property has been redecorated and freshly carpeted throughout, offering a fresh and modern feel, within its traditional sandstone façade. The central entrance hall affords access to all apartments. The spacious living area is complemented by a brand new kitchen, perfect for modern living, and a brand new 3 piece shower-room, providing both style and convenience. Further benefits include GCH, DG, and a shared rear garden. Ideal for first-time buyers or investors, this flat offers a fantastic opportunity to acquire a well-maintained home in a prime location, with easy access to local amenities and transport links. An early viewing is highly recommended!

Council Tax: East Dunbartonshire Band B

Home Report: Available upon request.

EER: D

Viewings strictly by appointment

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 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.

If you are interested in viewing this property please contact our offices direct on 0141 775 1050. Property to sell? One of our expert team would be happy to provide you with a free valuation and we can discuss our selection of professional selling packages.



Directions

Viewings

Viewings by arrangement only. Call 01417751050 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			75
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

