



9 Thistle Street, Kirkintilloch, Glasgow, G66 1NU

Offers Over £72,500

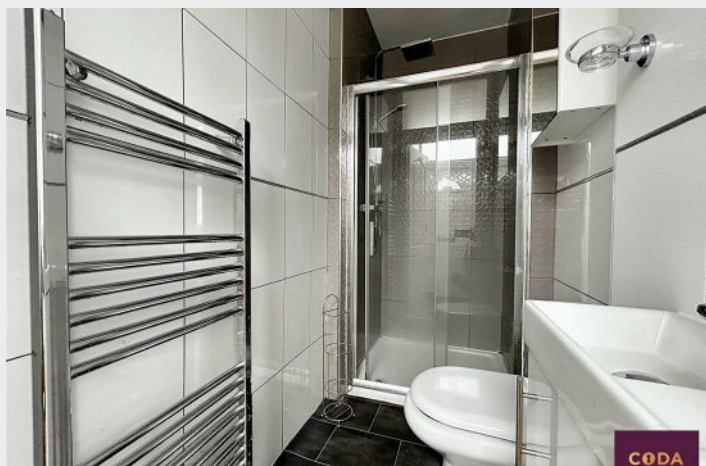
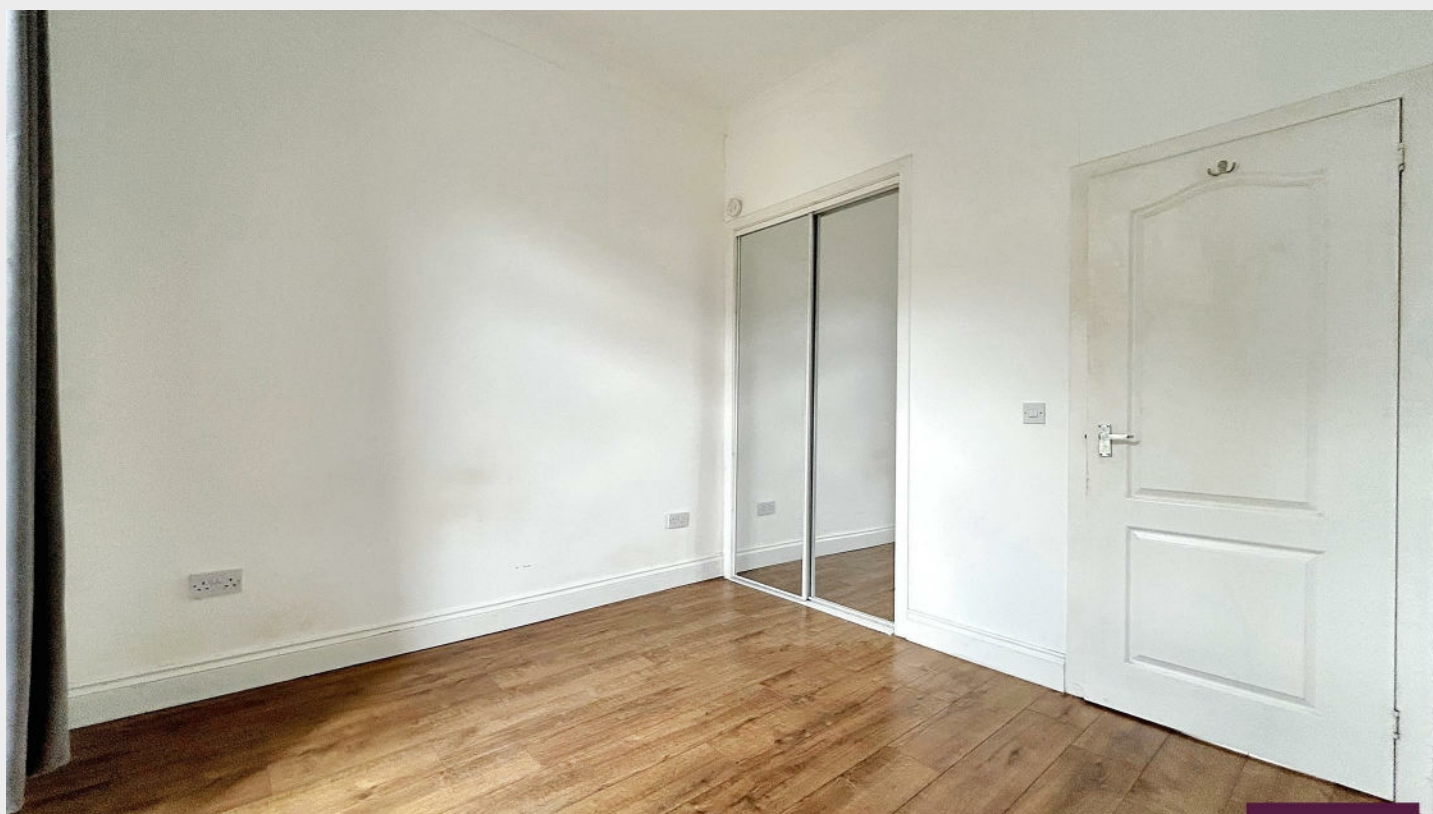
- Ground floor main door access for added privacy and convenience
- Spacious double bedroom with ample natural light
- Handy utility offering additional storage and functionality
- Located in the heart of Kirkintilloch Town Centre with shops and amenities nearby
- Well-connected area with great transport links and local services
- Bright open-plan lounge and kitchen – ideal for modern living
- Stylish three-piece shower room
- Rear patio door access to garden
- Excellent opportunity for first-time buyers, downsizers, or investors
- EER - D

9 Thistle Street, Glasgow G66 1NU

Located on desirable Thistle Street, this well-presented ground floor, main door flat offers a rare opportunity to enjoy comfortable, modern living in the vibrant Kirkintilloch Town Centre—with shops, cafes, and amenities right on your doorstep.



Council Tax Band: B



FULL DESCRIPTION

This versatile one-bedroom home is located on the ground floor via private main door entry. The property opens to a small reception hallway leading to a generous sized open plan lounge and fitted kitchen complete with appliances, a separate utility space with breakfast bar. The spacious double bedroom is rear facing and offers built in mirrored wardrobes with feature patio door access to the communal rear garden. The shower room is fully tiled with a large double walk in shower cubicle with a rainfall shower, chrome towel radiator and vanity under sink storage. The property has central heating and is fully double glazed.

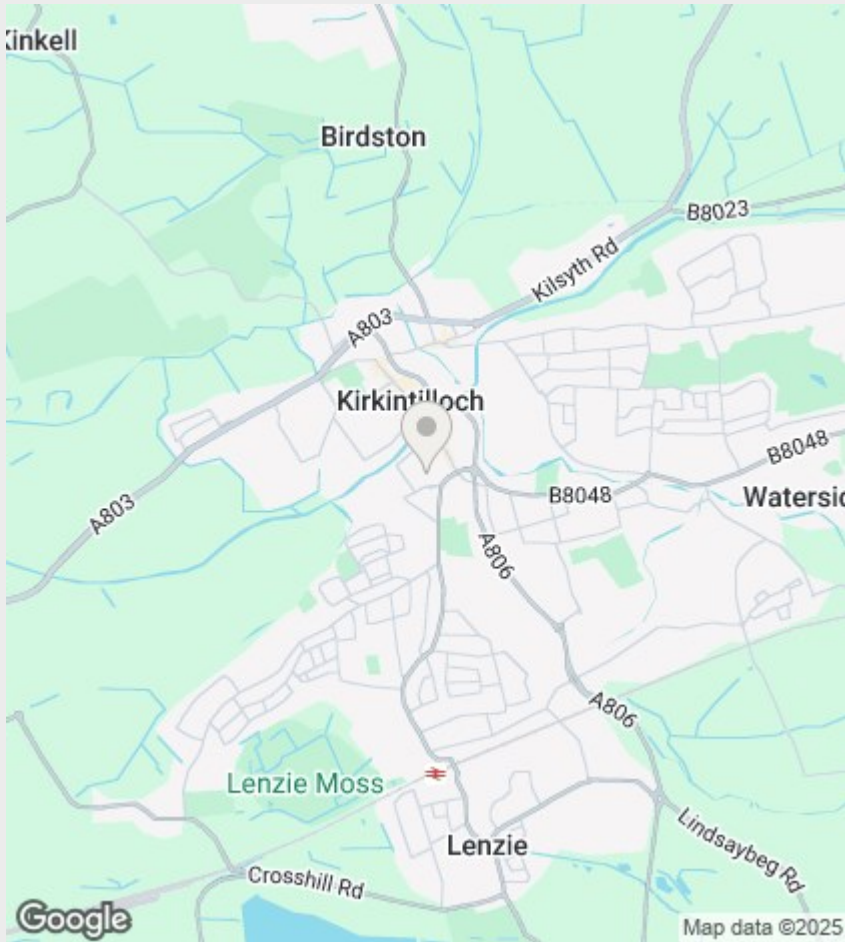
Externally the property comes with a private patio area at the rear and access to the shared drying green. On street parking is available to the front. Early viewing is highly recommended to fully appreciate the space, style, and superb location this property offers.

Amenities: Thistle Street is positioned in the heart of Kirkintilloch town centre. The town centre is home to an array of amenities including shops, restaurants, bars and supermarkets. The property is ideally placed a short walk to the popular Woodhead park with an excellent children's playground and Kirkintilloch leisure centre which offers access to multiple leisure facilities including a swimming pool, gym and various sporting clubs.

Transport Links: The property is on the doorstep to a regular bus route to Glasgow city centre and is a short walk to Lenzie train station that has regular links to Glasgow and Edinburgh. The new link road is a short drive which gives access to M8 motorway network.

Home Report Available on Request
Viewings Strictly By Appointment
Council Tax - East Dunbartonshire Band B
EER - D

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

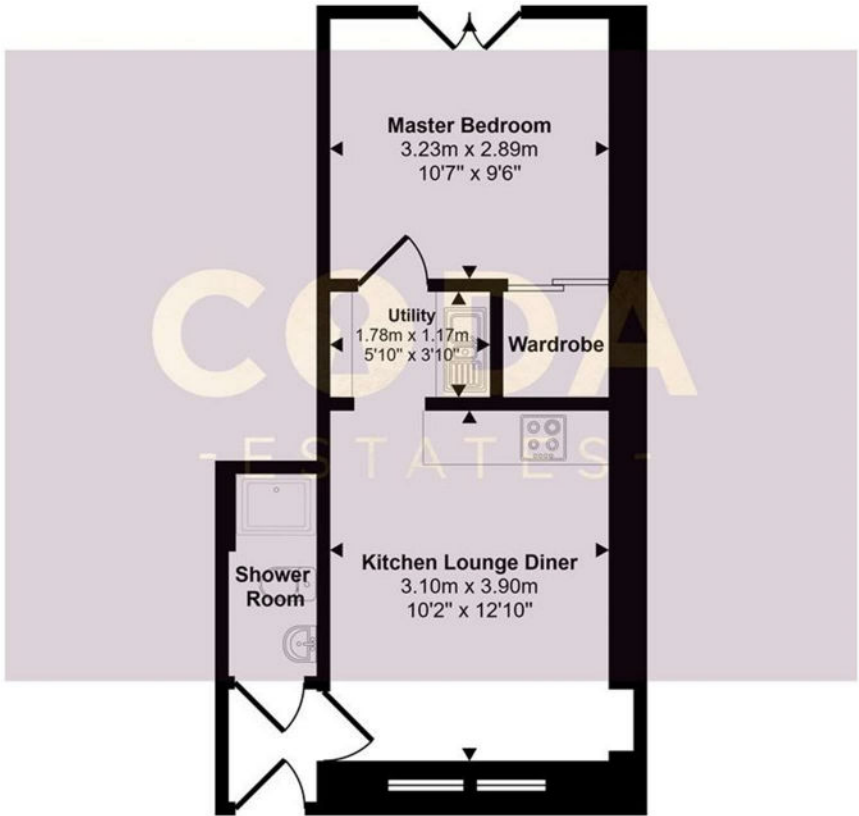
Viewings

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		
(69-80) C		
(55-68) D	65	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC



Floorplan