



Flat B 2 Dalrymple Court, Kirkintilloch, Glasgow, G66 3AA

Offers Over £95,000

- Newly decorated throughout
- Town centre location
- 2 Bedrooms
- Modern shower room
- EER- D
- Immaculate condition
- Bay windowed Lounge
- Dining sized kitchen
- Electric heating
- Factored building

Flat B 2 Dalrymple Court, Glasgow G66 3AA

Presented in immaculate walk-in condition, this beautifully maintained two-bedroom apartment has been freshly decorated throughout and benefits from brand new floor coverings, offering bright, modern accommodation in the heart of Kirkintilloch.

 2  1  1  D

Council Tax Band: C



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The accommodation comprises a welcoming entrance hall with excellent storage, a spacious front-facing lounge with bay window providing an ideal space for relaxing or entertaining, and a modern breakfasting kitchen fitted with a range of wall and base units offering ample worktop and storage space.

There are two generous double bedrooms, both enjoying excellent natural light, together with a contemporary shower room completing the accommodation.

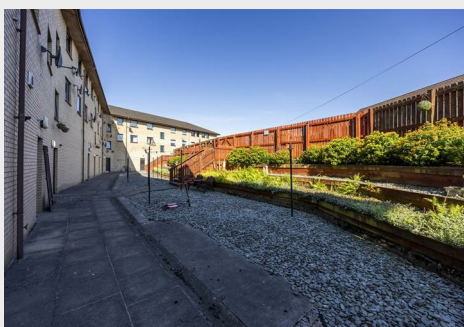
Further benefits include secure door entry, double glazing, private residents' parking and beautifully maintained communal landscaped grounds.

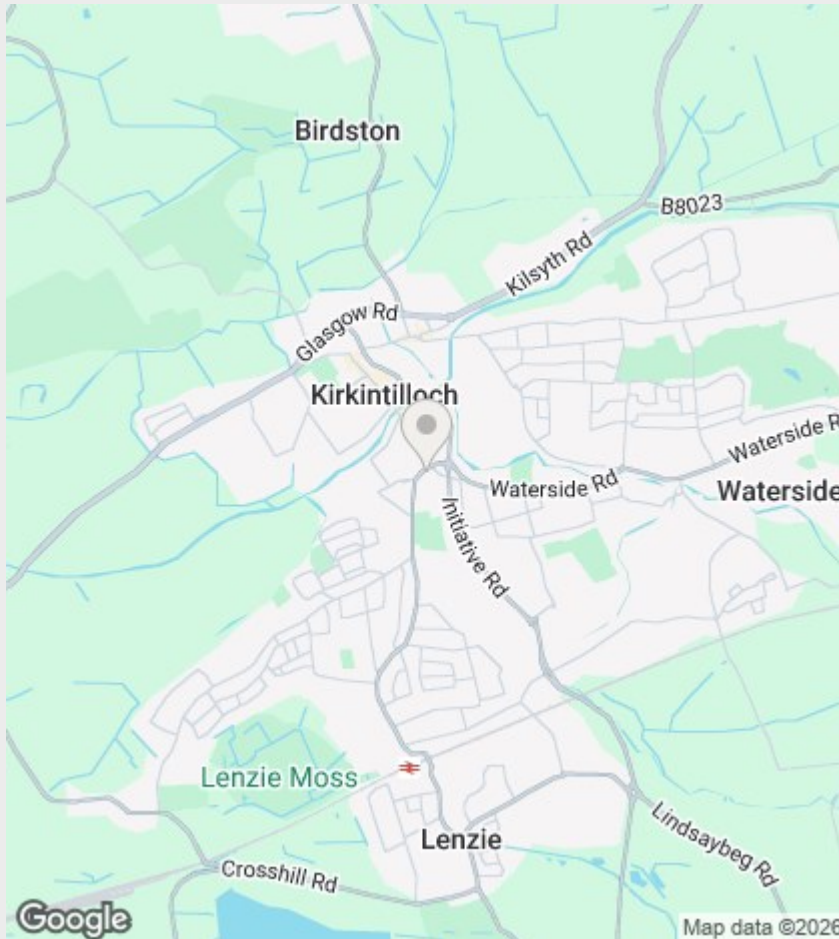
Ideally located within Kirkintilloch town centre, the property is within easy walking distance of an excellent range of shops, supermarkets, cafés, restaurants and leisure facilities. Lenzie Railway Station is less than a five-minute drive away, providing regular services to Glasgow and beyond, while frequent bus routes operate nearby along Lenzie Road and Townhead.

Early viewing is highly recommended to appreciate the exceptional standard of finish and the convenient location on offer.

Viewings: Strictly by appointment. Please contact CODA Estates on 0141 775 1050 to arrange your viewing.







Directions

Viewings

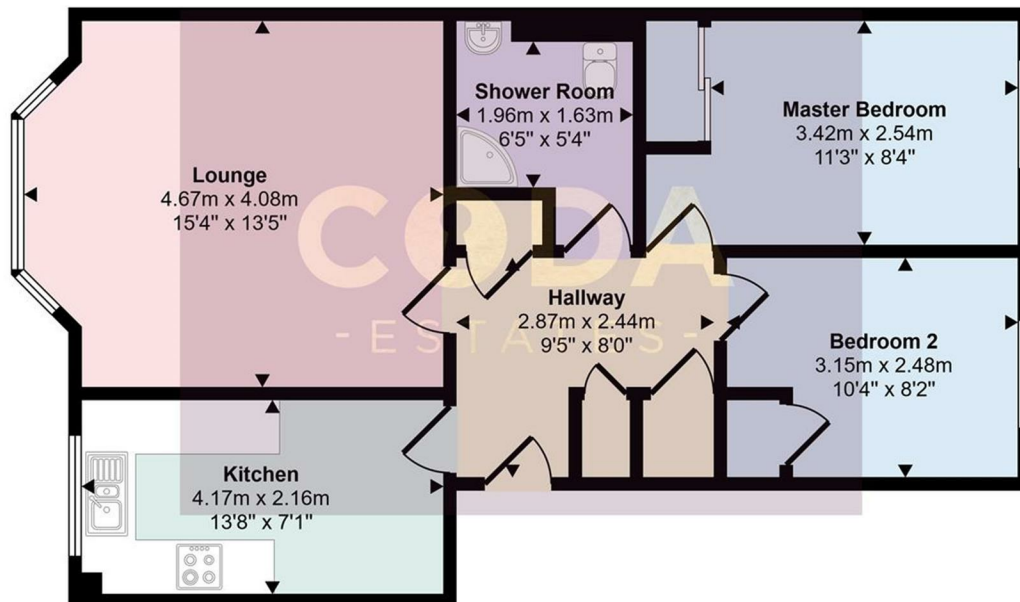
Viewings by arrangement only. Call 01417751050 to make an appointment.

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	63	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Approx Gross Internal Area
61 sq m / 652 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.