CODA
-ESTATES-







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

Offers Over £100,000

- Fabulous Central Location
- Well Equipped Kitchen
- Close to all Local Amenities
- EER - E
- First Floor Two Bedroom Apartment
- Tasteful Bathroom Room with Vanity Storgae
- Parking & Secure Door Entry System
- Spacious Bay Windowed Lounge/ Dining Room
- DG, Electric Heating and Adequate Storage
- Fully Factored Building

2-4 Heath Avenue, Lenzie, Glasgow, G66 4LG
01417751050

sales@codaestates.co.uk
www.codaestates.co.uk

2 Dalrymple Court, Glasgow G66 3AA

This is a wonderful opportunity to acquire a spacious, two bedroom, first floor apartment located centrally within Kirkintilloch. The current owner has presented and maintained the property to a high standard throughout, making early viewing essential. Benefits include a generous lounge with bay window, stylish bathroom, DG, Parking and Secure door entry. EER - E

2 1 1 E

Council Tax Band: C





Presented in walk-in condition, this well presented and maintained two-bedroom apartment has been offers bright, modern accommodation in the heart of Kirkintilloch.
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 bathroom completing the accommodation.

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

Location
The property allows for pleasant walking & cycling routes, with the canal path being within walking distance. Green countryside/farmland fields are merely 250m away and the location affords views to the Campsie Hills.

Amenities: Kirkintilloch offers a vast selection of local amenities including good quality restaurants, cafes, shops, bars, supermarkets and the recently developed Southbank Marina. There are also numerous leisure facilities including a modern library, museums, Kirkintilloch leisure centre and various sporting clubs, Kirkintilloch Bowling Club, various water sports including, canoeing, rowing, golf courses in both Kirkintilloch and neighbouring Lenzie. Kirkintilloch is an interesting historical town. It sits on the Antonine Wall and was the site of a Roman Fort and medieval castle. The Forth and Clyde Canal flows through the centre of the town and provides a link to Glasgow and Edinburgh.

Transport Links: Kirkintilloch is conveniently placed within easy reach of Glasgow city centre and Edinburgh. The property is a short drive to Lenzie train station, or a couple of minute car journey to M80 connecting to the main M8 and M9 motorways with links across central Scotland. There is also a regular bus route to Glasgow city centre and neighbouring villages.

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

Home Report Available on Request
EER - E
Viewings: Strictly by appointment.

Please contact CODA Estates on 0141 775 1050 to arrange your viewing or to schedule a free market appraisal on your own property

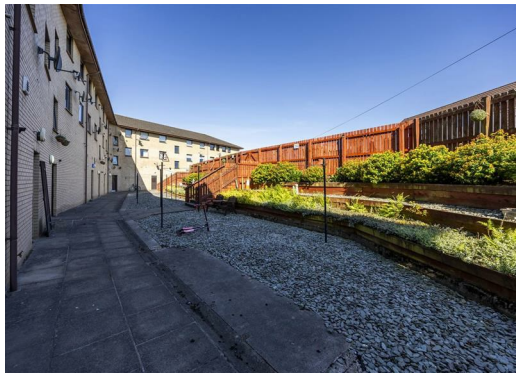

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Approx Gross Internal Area
56 sq m / 606 sq ft



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.



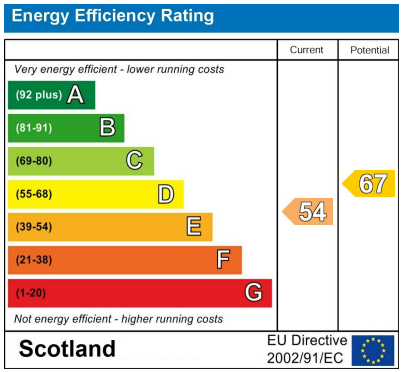
Directions

Viewings

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