



## 1 Campsie Court, Kirkintilloch, Glasgow, G66 4QQ

Offers Over £115,000

- Wonderful Residential Location
- Spacious Lounge/Dining Room
- GCH, DG & Secure Door Entry
- EER - C
- Ground Floor Position
- Fitted Kitchen & Bathroom
- Residents Parking
- 2 Double Bedrooms with Fitted Storage
- Well Maintained Communal Areas
- Close To All Local Amenities

# 1 Campsie Court, Glasgow G66 4QQ

Welcome to this charming apartment located in the desirable development of Campsie Court, Kirkintilloch. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for an array of buyers.

Situated in Kirkintilloch, you will enjoy the charm of a friendly community with a variety of local amenities, including shops, parks, and excellent transport links, making it easy to explore the surrounding region.

In summary, this flat in Campsie Court presents a wonderful opportunity for those looking to settle in a comfortable and well-connected location. With its appealing features and prime location, it is certainly worth considering for your next home. EER - C



Council Tax Band: D



Situated on the ground floor of the building, this spacious flat has a central entrance hallway from which most of the main accommodation is accessed. The front facing lounge is a welcoming reception room, perfect for relaxation and entertainment. The room is filled with natural light, creating a warm and inviting atmosphere. Off the lounge is the fitted kitchen, with cooker, washing machine, tumble dryer and fridge-freezer. The flat features two well-proportioned double bedrooms, both with in-built storage solutions. Each bedroom is designed to be a tranquil retreat, perfect for unwinding after a long day. The 3 piece bathroom offers a shower over bath with tiled finish. Further benefits of the property include GCH, DG, excellent storage, secure door entry system and private parking.

#### Room Dimensions

Entrance Hallway

Lounge/Dining Room - 4.59m x 3.77m

Kitchen - 3.16m x 3.03m

Master Bedroom - 2.98m x 2.89m

Bedroom 2 - 3.16m x 2.45m

Bathroom - 2.02m x 1.92m

Located just off Gallowhill Road, Campsie Court is situated within a mature and established residential area. Within easy reach of the numerous local amenities that both Lenzie and Kirkintilloch have to offer, and within the Lenzie Academy catchment. Lenzie Station is less than a mile away for those who commute, whilst there is also a regular bus route on Gallowhill Road. There are numerous schools all within easy reach. Do not miss this opportunity and make an appointment to view for a full appreciation of the spacious accommodation on offer.

#### Location

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 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 minute 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.

Viewings: Arranged by appointment.

Council Tax: East Dunbartonshire Band

Home Report: Available upon request.

EER: C

Post Code: G66 4QQ

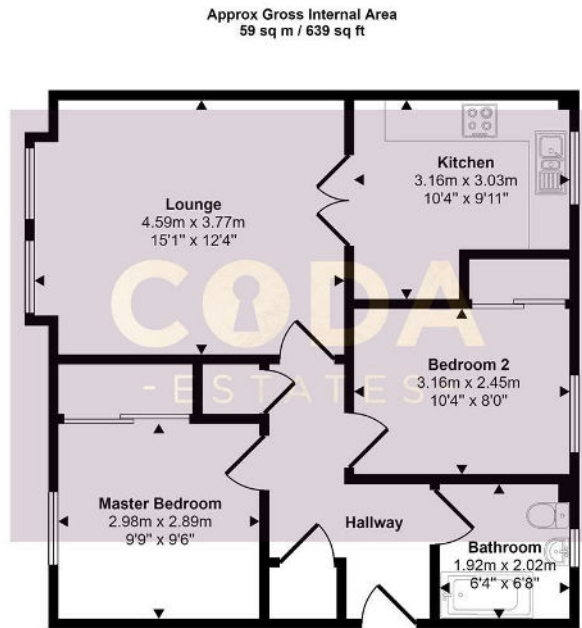
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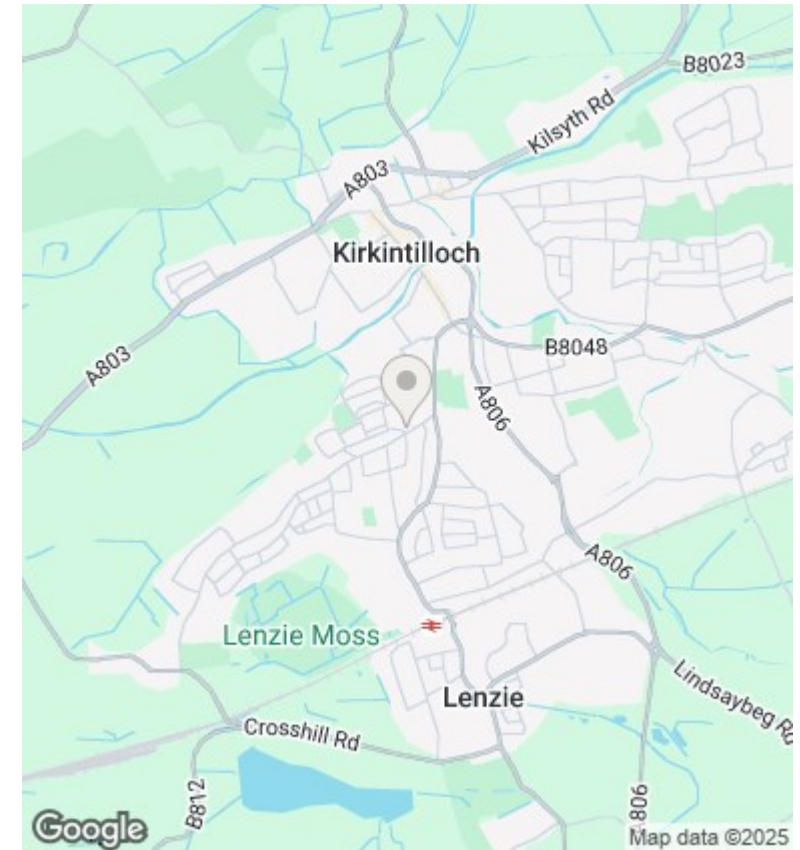






Floorplan

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

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

## Council Tax Band

D

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	