



10 Elm Bank, Kirkintilloch G66 1PQ  
Guide Price £75,000



This two bedroom flat occupies a preferred first floor position within a modern block of flats situated at the head of a quiet cul-de-sac within this much sought after development.





#### Further Detail

The flat is accessed from a shared carpeted landing via a timber door with the hallway itself providing direct access to all apartments. There is a well proportioned lounge with front facing bay window offering open aspects, ceiling coving and feature laminate timber flooring. The kitchen requires modernisation, presently having some traditional fitted base and wall mounted storage units installed with worktop surface areas, stainless steel sink and drainer. There is also an electric cooker point, extractor hood, plumbing for washing machine and space for a fridge.

There are two double sized bedrooms located to the rear of the property, the main bedroom having a fitted wardrobe providing shelved and hanging storage space. The bathroom, which also requires modernisation, has a 3-piece suite installed, comprising low level WC, pedestal wash hand basin and twin hand railed paneled bath.

The property is heated by means of electric storage and panelled radiators in main apartments and the property benefits from having timber framed double glazing. However, general internal cosmetic upgrading is required. The building itself is protected by a security entry system, whilst externally there are landscaped communal gardens, partly laid in lawn with mature shrub and tree features. Off street parking is also provided.

The property is situated within a popular residential location close to local amenities including schools at both primary and secondary levels, shops and public transport services. Kirkintilloch town centre is only a short walk and offers a wider range of amenities including library, shops, public transport services, parks, leisure centre and a host of popular bars and restaurants. In addition to this, there are excellent road links close by giving easy access to Glasgow City Centre and the Central Belt motorway network system.

#### Accommodation

Entrance Hall	
Lounge	14'0" x 14'0" into bay
Kitchen	9'4" x 8'3"
Bedroom 1	11'2" x 8'7"
Bedroom 2	10'3" x 8'3"
Bathroom	8'5" x 6'2"



Floor plans are indicative only - not to scale.



#### Contact

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#### Viewing

Through Inksters on 0845 241 1222. Calls taken 9am to 9pm on weekdays and 10am to 4pm at weekends.

#### Entry Date

Negotiable

#### Home Report

A Home Report is available for this property with a valuation of £75,000

#### Energy Performance Certificate

The EPC Rating for the property is C

#### Travel Directions

Proceeding north along New Lairdsland Road (Town Centre By-Pass), turn right at the second set of traffic lights into High Street and continue onto Eastside. At the roundabout, take the third exit onto Peter D Stirling Road. and then take the second turning on the right into Elm Bank where the property is located at the head of the cul-de-sac.

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#### Note

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