

Flat F, 1 Rose Street

KIRKINTILLOCH, GLASGOW, G66 1NS



Immaculately presented two-bedroom top-floor flat



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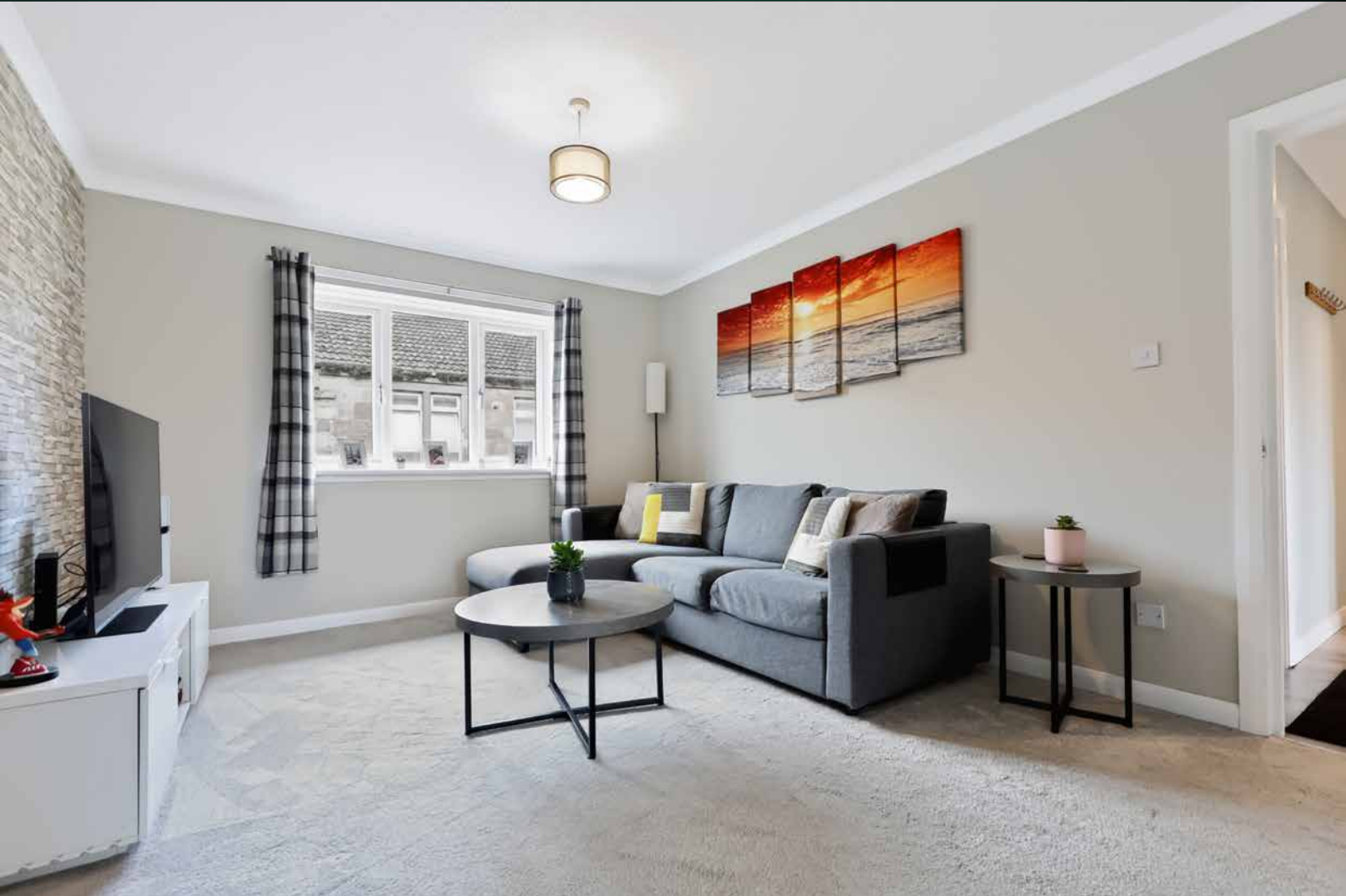


info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this immaculately presented two-bedroom top-floor flat on Rose Street, Kirkintilloch.

THE LIVING ROOM



A bright entrance hallway welcomes you into the property and leads through to the living room, situated at the end of the hall. The living room is generously proportioned and enjoys plenty of natural light throughout the day. New electric heating units have recently been installed, adding to the appeal of this move-in-ready home.

THE KITCHEN



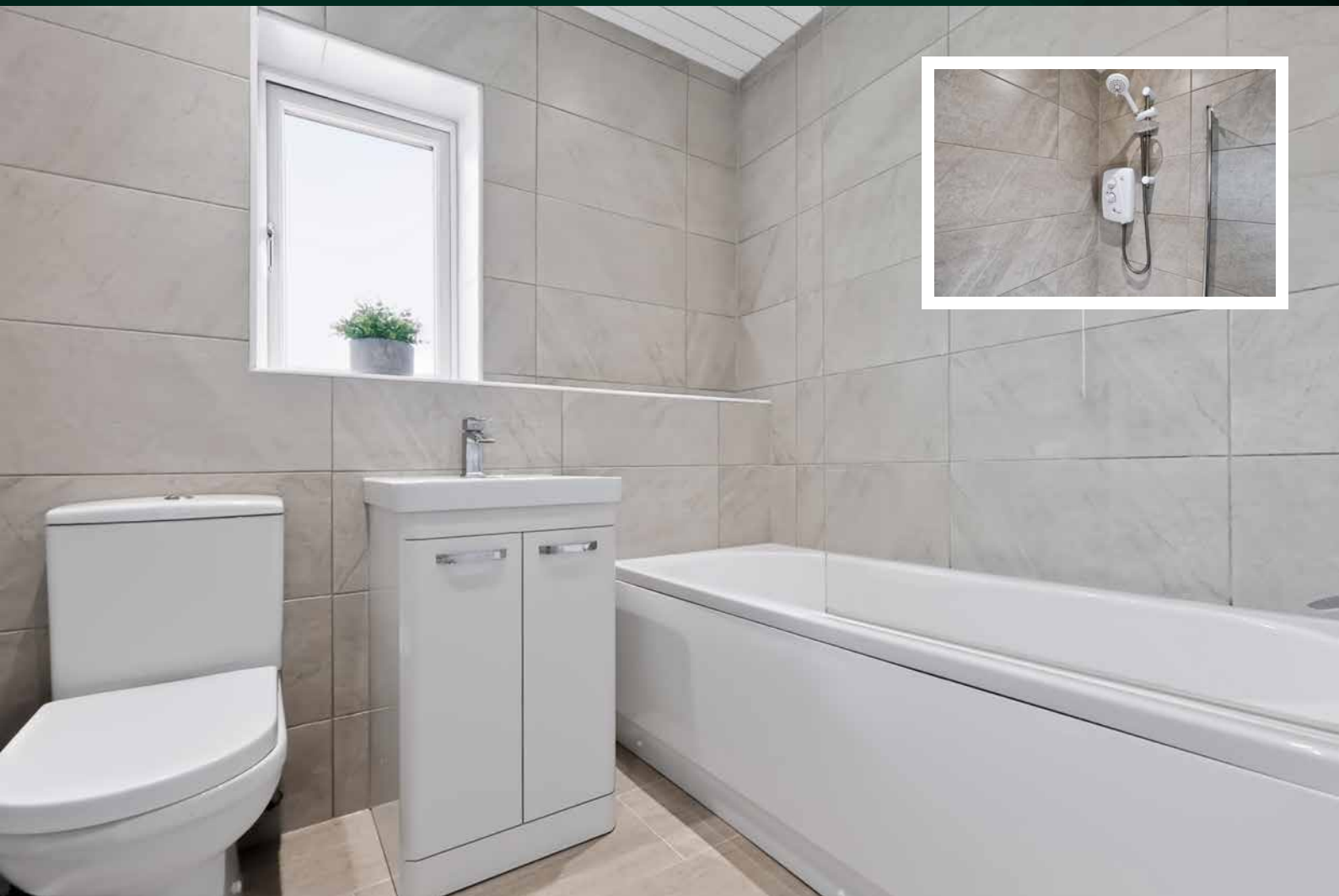
Off the living room sits a good-sized kitchen, fitted with an electric hob and oven, ample countertop and cupboard space, and a handy breakfast bar. The fridge/freezer and washing machine are freestanding, each with their own designated area.



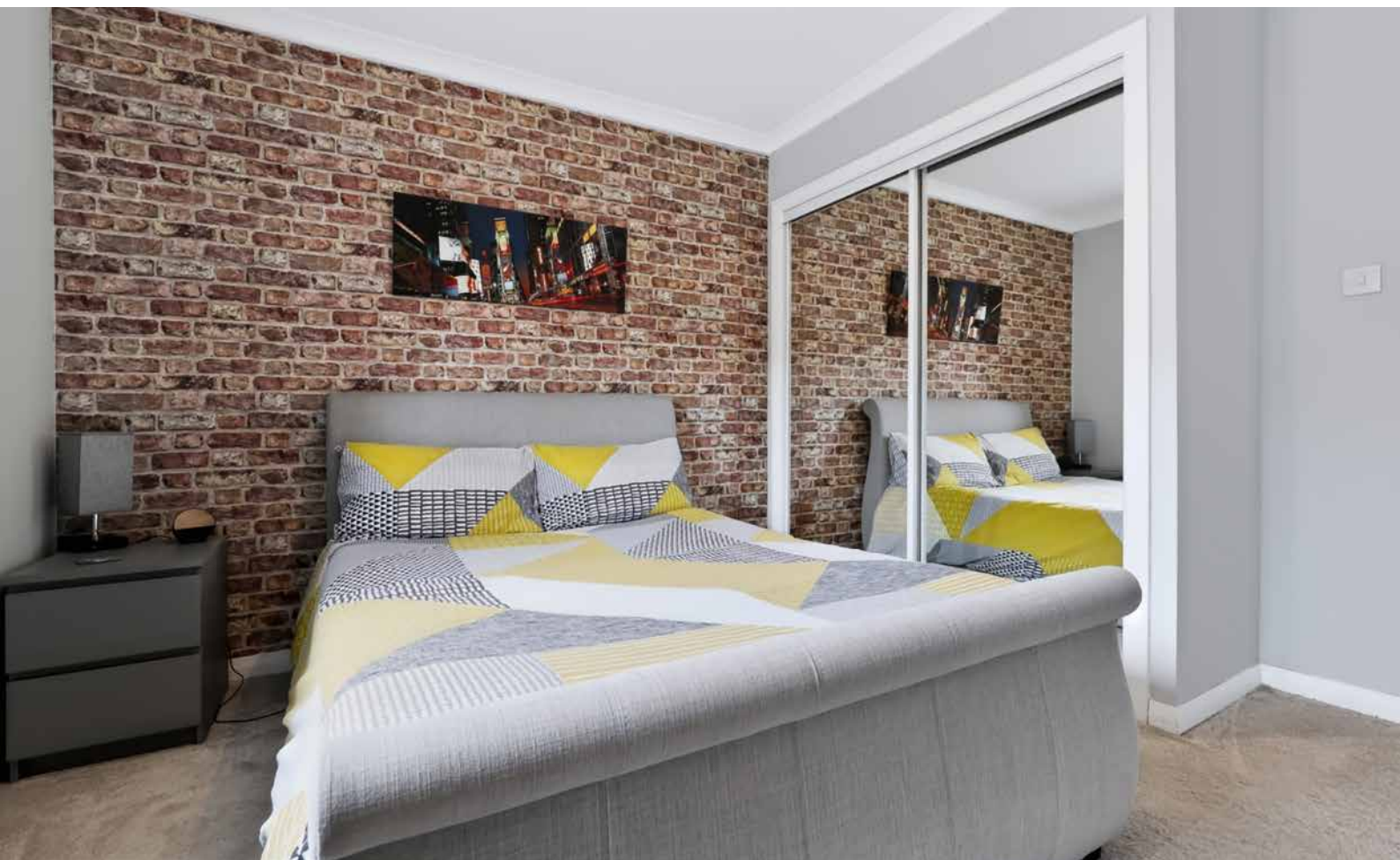


The property offers two double bedrooms, with the principal bedroom benefiting from integrated wardrobes. The second bedroom is currently set up as a home office but would comfortably accommodate a double bed if required. Completing the accommodation is a three-piece bathroom suite, comprising a bath with an electric shower over.

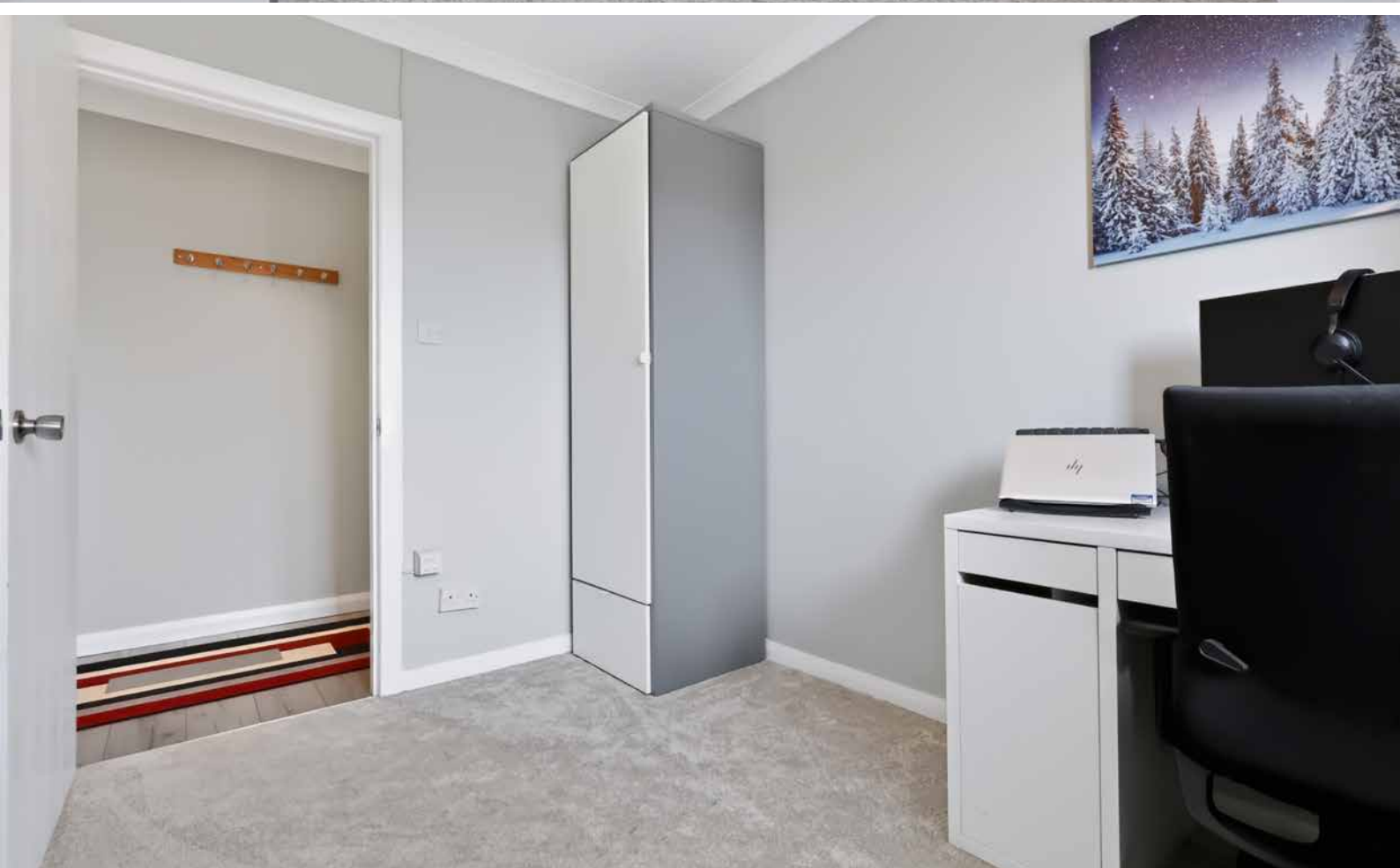
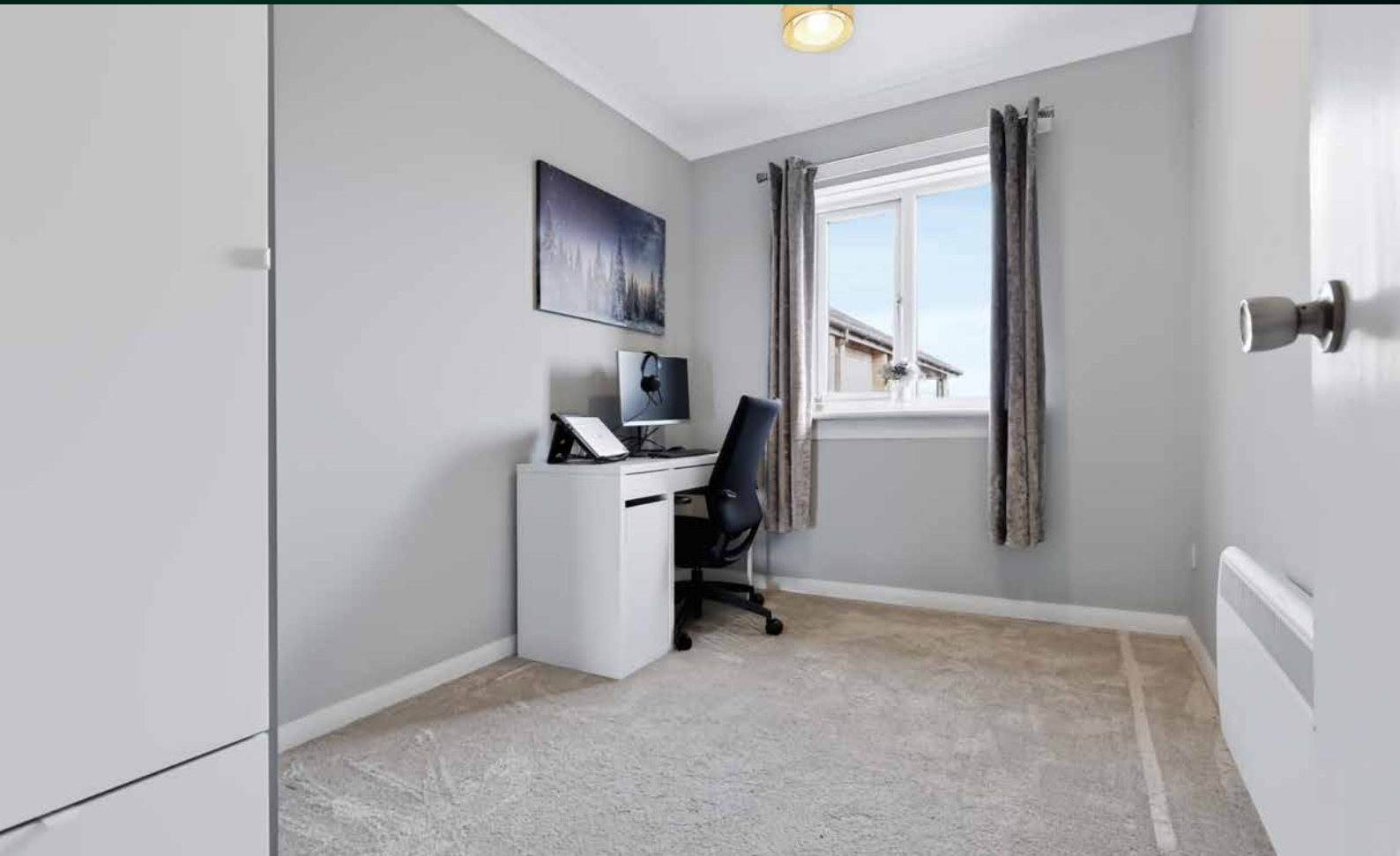
THE BATHROOM



BEDROOM 1



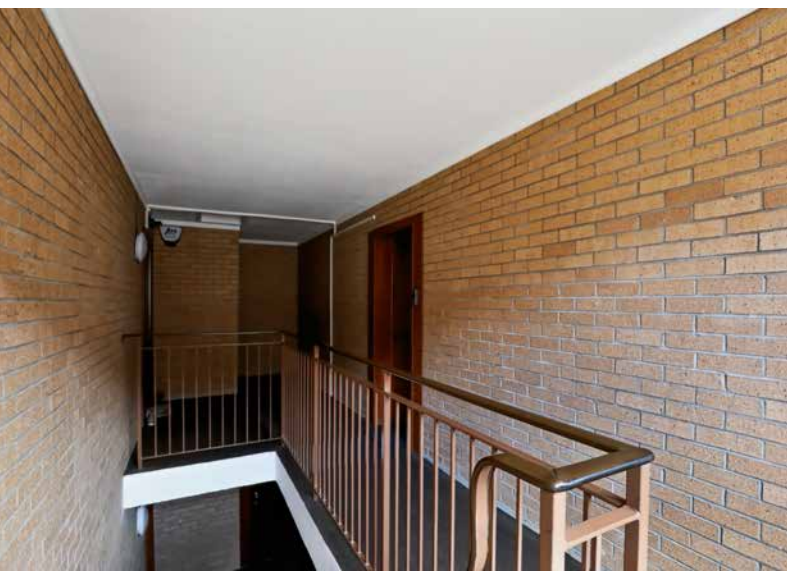
BEDROOM 2



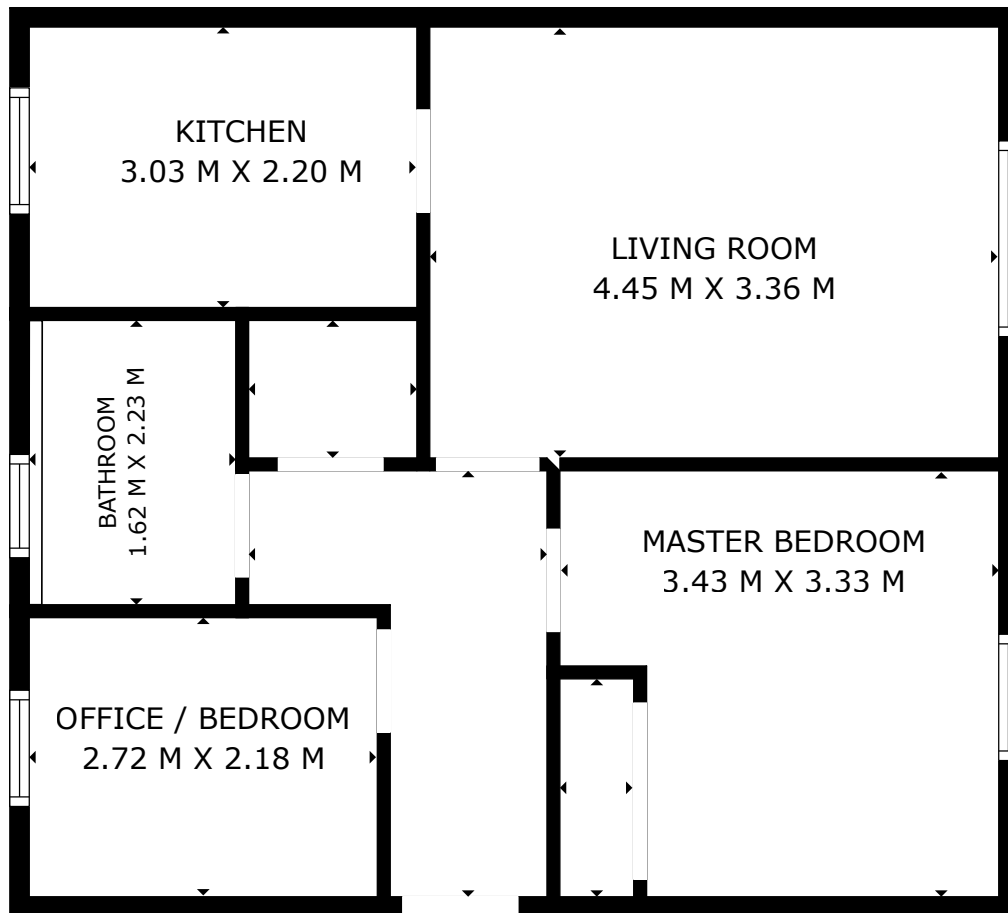
Externally, the property benefits from one allocated parking space within a private car park.

An early viewing is highly recommended to fully appreciate this well-presented top-floor flat.

EXTERNALS

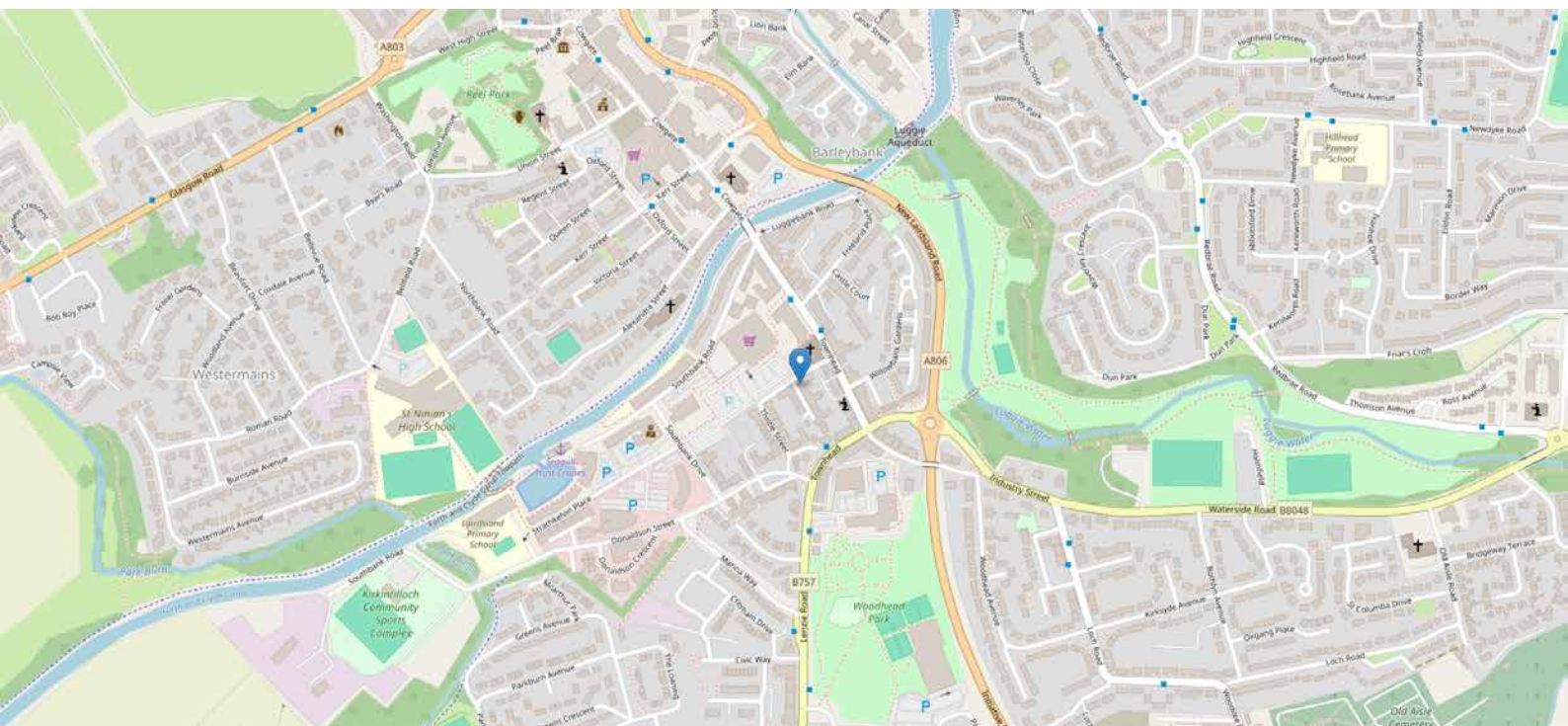


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 55m² | EPC Rating: D



THE LOCATION

Kirkintilloch is a popular East Dunbartonshire town situated around eight miles northeast of Glasgow city centre, offering the perfect balance of small-town charm and easy city access.

Known as the canal capital of Scotland, Kirkintilloch sits along the Forth and Clyde Canal, providing residents with scenic walking and cycling routes right on their doorstep. The town centre is close by and offers a good range of shops, cafes and supermarkets, along with the William Patrick Library and the Auld Kirk Museum. For families, the area is well served by nursery, primary and secondary schools, as well as Kirkintilloch Leisuredrome for swimming and sports.

Commuters are well catered for too, with Lenzie railway station a short journey away, offering regular services into Glasgow and onward to Edinburgh. The town also benefits from good road links via the A803 and A80, with the M80 motorway providing swift access to Glasgow and beyond.




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