

GARDEN STIRLING BURNET

39 LION BANK,

KIRKINTILLOCH, G66 1PH

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An excellent opportunity to acquire this well-presented one-bedroom flat, situated at 39 Lion Bank, Kirkintilloch. Offering bright and comfortable accommodation, the property would make an ideal purchase for first-time buyers, downsizers or buy-to-let investors.
The property comprises a welcoming and spacious lounge, providing ample room for both relaxing and entertaining, with neutral décor and plenty of natural light.
The modern fitted kitchen is finished with an attractive range of white wall and base units, contrasting work surfaces, and integrated cooking appliances, together with space for freestanding appliances.
The property further benefits from a generously proportioned double bedroom and a bathroom fitted with a three-piece suite.
Additional benefits include double glazing and shared residents' parking.
Early viewing is highly recommended to appreciate the accommodation and location on offer.













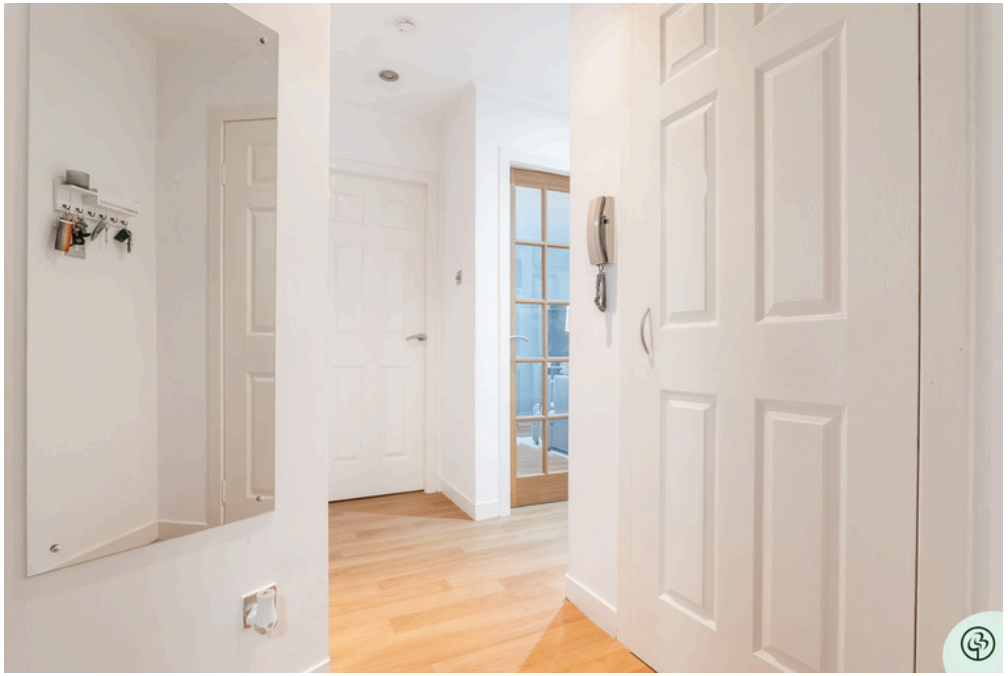
FEATURES

- One-bedroom flat
- Modern fitted kitchen
- Bright and spacious lounge
- Generous double bedroom
- Neutral décor throughout
- Double glazing
- Ideal first-time purchase or buy-to-let investment
- Shared residents' parking
- Convenient location for local amenities
- Excellent public transport links



"Offering bright and comfortable accommodation, the property would make an ideal purchase for first-time buyers, downsizers or buy-to-let investors."





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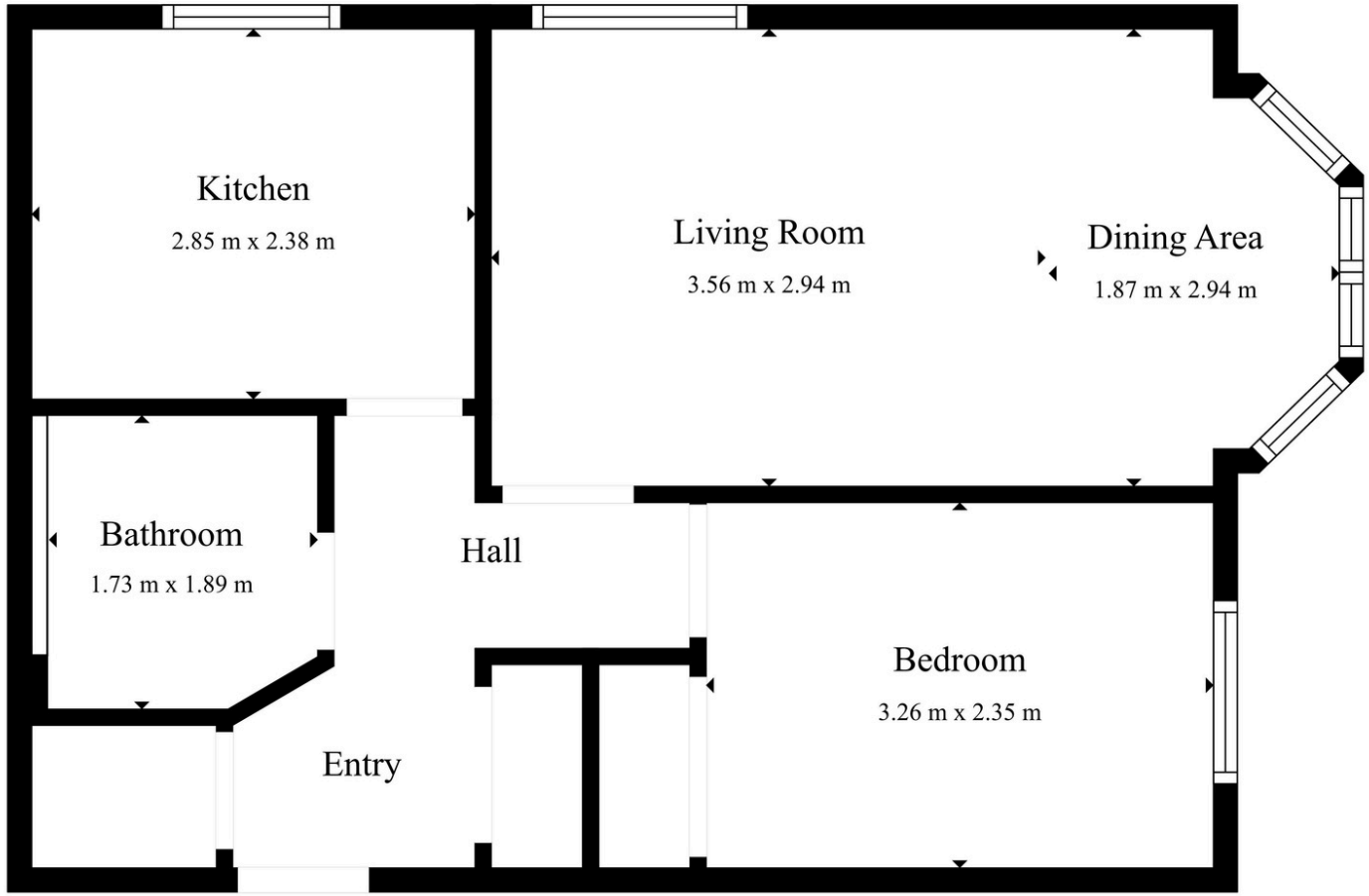
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HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN



GARDEN STIRLING BURNET
Property Solicitors

Total: 42 m2
1st Floor: 42 m2
Excluded Areas: Walls: 5 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.