



4 BROOMHILL COURT KIRKINTILLOCH G66 1QH



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An exceptional main door ground floor flat presented in outstanding condition, occupying one of the finest positions in the town.

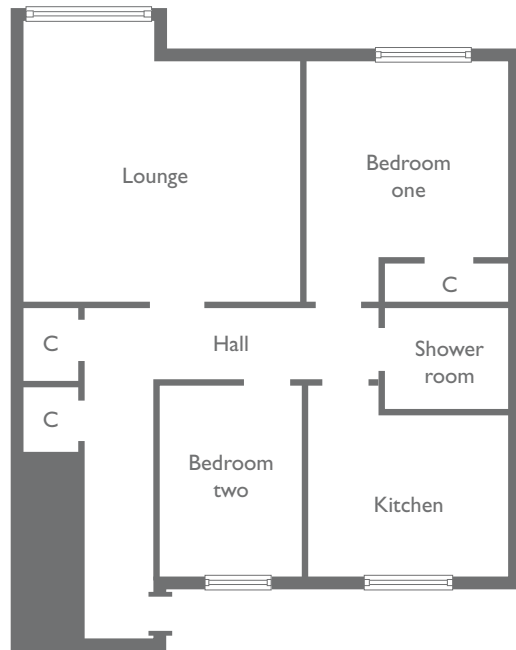
The property has been fully modernised in recent years to a very high standard with impressive fitted kitchen, splendid size lounge, two double size bedrooms, luxurious shower room, gas central heating system with combi boiler; new double glazed windows and an abundance of storage cupboards.

The accommodation is formed on one level and comprises L-shaped reception hallway which leads off to the lounge, kitchen, two bedrooms and shower room. The lounge is a particularly spacious reception room with front facing windows. The dining size style fitted kitchen provides a range of high quality contemporary units with contrasting worktops. The kitchen houses a full range of appliances which the vendor is considering including in the sale price. The property has two excellent size double bedrooms and a modern shower room.

There are communal gardens / drying area to the rear of the building. Allocated parking can be found to the side of the building.

The property is situated on the periphery of the town with a selection of local shops close at hand. Regular bus services on Kilsyth Road lead to Kirkintilloch Town Centre and beyond to Glasgow City Centre.





HALLWAY	
LOUNGE	4.57m x 3.79m
FITTED KITCHEN	3.22m x 3.03m
BEDROOM 1	4.29m x 3.35m
BEDROOM 2	3.62m x 2.03m
SHOWER ROOM	2.00m x 1.90m

INCLUSIONS:

The inclusions are subject to negotiation.

RECREATION:

Kirkintilloch is very well served for the sporting enthusiast with a selection of facilities available nearby.

COMMUTING:

Lenzie train station provides a twice hourly service to and from Glasgow Queen Street. Edinburgh Waverley is accessed via a link at Croy train station from Lenzie. The nearby M80 provides swift access to Glasgow city centre.



TRAVEL DIRECTIONS

From Townhead, turn onto Catherine Street, followed by left hand turning onto New Lairdsland Road. Turn right onto Eastside, head over the bridge turning left at the roundabout. Broomhill Court can be found on your right hand side.

We have prepared these particulars in good faith to give a broad description of the property. Please note that we have not carried out a survey of the property, nor have we tested any of the services or appliances, but have relied upon our brief inspection and upon information supplied to us by the vendors. Accordingly, it is not intended that these particulars should be relied upon as a representation of facts or that they should have contractual status, and for example (i) The description of the property are intended to be a guide rather than a detailed and accurate report and inventory. (ii) Floor plans, measurements, areas and distances are intended to be approximately only. (iii) Photographs have been taken with a wide angle lens camera and are not necessarily comprehensive, accurate or current. (iv) No representation or warranty is given as to the title or as to the existence or otherwise of any planning consent, building regulation approval or other statutory permission. If there is any particular aspect of the property about which you would like further information, we invite you to discuss this with us, especially before you view and / or survey the property.

TOWN & COUNTRY

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HOURS OF BUSINESS

Monday 9am - 6pm

Tuesday 9am - 6pm

Wednesday 9am - 6pm

Thursday 9am - 6pm

Friday 9am - 5pm

Saturday 11am - 3pm

Sunday 12pm - 3pm