



**McEwan Fraser Legal**

Solicitors & Estate Agents

0141 404 5474 // THIS PROPERTY IS SUBJECT TO A BUYER'S PREMIUM

30 Bankhead Road

WATERSIDE, KIRKINTILLOCH, EAST DUNBARTONSHIRE, G66 3LQ



30 BANKHEAD ROAD, WATERSIDE, KIRKINTILLOCH, EAST DUNBARTONSHIRE, G66 3LQ

Kirkintilloch offers a great range of amenities including a good range of local shops, supermarkets, bowling clubs and golf clubs. The Southbank Marina, Forth and Clyde Canal provide both superb walks and cycle paths. There are excellent local schools include Lairdsland Primary and St Ninian's. Lenzie station is only a few minutes walk away with frequent services to Glasgow Queen Street. Over the past few years, Kirkintilloch has benefitted from a £50m investment programme (Kirkintilloch Initiative) which has included the rebuilding of Kirkintilloch High and St Ninian's Secondary, schools, construction of new recreation centre, Southbank Marina and a new direct road link from Kirkintilloch to the M80. Commuting to anywhere across central Scotland is very quick and easy from this popular town.

McEwan Fraser Legal are delighted to offer to the market this spacious two-bedroom family home situated in a sought after

quiet residential area. The property is laid out over one level and although has been recently refurbished to include new kitchen units, bathroom and fresh decor throughout. Also requires a degree of finishing allowing prospective buyers put their own stamp on this cosy family home. The property briefly consists entrance hall, spacious lounge with double glazed window which fills the room with ample light. The kitchen has ample floor and wall units with matching worktop. The family bathroom consists of a three-piece suite with shower over bath and has 2 spacious double bedrooms. The property further benefits from gas central heating, double-glazing, private garden grounds to rear with ample street parking to the front of the property.

This well-proportioned property is sure to appeal to a wide range of buyers and would make the ideal purchase for first-time buyers or the astute Buy-To-Let investor.



SPECIFICATIONS FLOOR PLAN & LOCATION



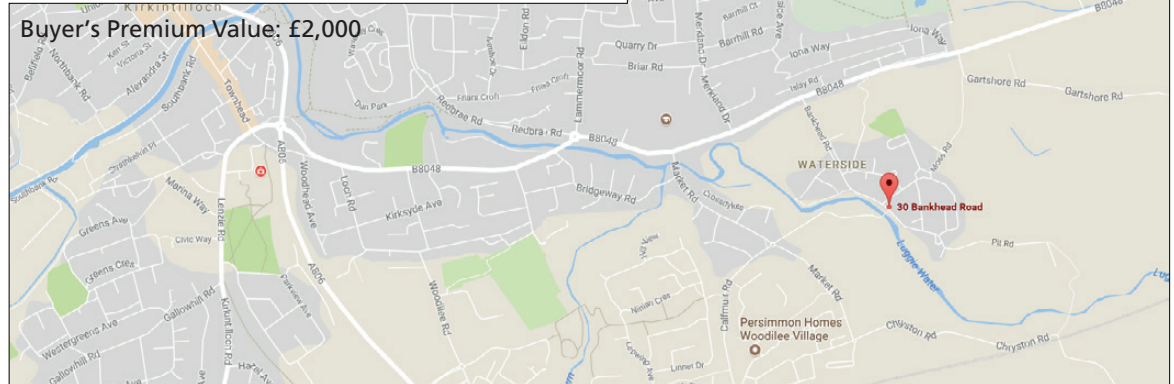
Approximate Dimensions
(Taken from the widest point)

Lounge	4.90m (16'1") x 3.30m (10'10")
Kitchen	4.90m (16'1") x 2.62m (8'7")
Master Bedroom	4.90m (16'1") x 3.30m (10'10")
Bedroom 2	3.60m (11'10") x 2.50m (8'2")
Bathroom	2.40m (7'10") x 2.00m (6'7")

Gross internal floor area (m²) : 62 m²

EPC Rating : E

Buyer's Premium Value: £2,000



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Text and description
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