



Friars Croft, Kirkintilloch Glasgow G66 2AX

welcome to

Friars Croft, Kirkintilloch Glasgow

Introducing an exquisitely spacious top floor flat, positioned for easy access to an array of amenities and excellent transportation connections. This property showcases an inviting entrance hall, expansive lounge, well-equipped kitchen, two double bedrooms, and an elegantly designed shower room.





Hall

Lounge

15' 1" Widest Points x 12' 3" Widest Points
(4.60m Widest Points x 3.73m Widest Points)

Kitchen

11' 3" Widest Points x 6' 7" Widest Points (3.43m Widest Points x 2.01m Widest Points)

Bedroom

12' 3" Widest Points x 12' 3" Widest Points
(3.73m Widest Points x 3.73m Widest Points)

Bedroom

12' 5" Widest Points x 8' 11" Widest Points
(3.78m Widest Points x 2.72m Widest Points)

Shower Room

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Friars Croft, Kirkintilloch Glasgow

- Top Floor Flat With Balcony
- Bright Lounge
- Well Appointed Kitchen
- Two Double Bedrooms
- Stylish Shower Room

Tenure: Freehold EPC Rating: C

offers over

£80,000



view this property online allenandharris.co.uk/Property/BIS108899

Please note the marker reflects the postcode not the actual property



Property Ref:
BIS108899 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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