



the **property** experts

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75 Ivanhoe Drive
Kirkintilloch
Glasgow G66 2AN



description



TOTAL APPROX. FLOOR AREA 635 SQ.FT. (59.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Located in a residential estate and close to the centre of Kirkintilloch with its numerous shops, cafes and local amenities. Good transport links by road via the M80 and bus links.

This ground floor main door flat has private and enclosed front and rear gardens. The accommodation comprises entrance hall giving access to all accommodation, a bay windowed lounge, a fitted kitchen with a range of base and wall units and access to the private rear garden, a master bedroom with built in wardrobes to the rear of the property, a further double bedroom, and a large bathroom with three piece suite.

The property further benefits from gas central heating and rear communal gardens/drying area.

Please note photos were taken prior to the current tenants moving. The property is currently tenanted and can be purchased with tenants in situ or with vacant possession.

measurements

ROOMS

Entrance Hall - 18'1" x 3'3" (5.5m x 1m)

Living Room - 13'5" x 11'10" (4.1m x 3.6m)

Kitchen - 11'10" x 8'10" (3.6m x 2.7m)

Master Bedroom - 11'10" x 9'6" (3.6m x 2.9m)

Bedroom 2 - 10'2" x 8'4" (3.1m x 2.54m)



VIEWINGS, OFFERS AND SURVEYS

Viewings are by appointment only and can be arranged by contacting **0141 221 7993**.

All offers and intimations of interest should be submitted to **Fineholm, 114 Union Street, Glasgow, G1 3QQ**.

We can appoint **Surveyors** on your behalf as part of our free, no obligation service.

Date of Entry: Negotiable.

DISCLAIMER

Fineholm would like to draw your attention to the following:

1. These particulars do not constitute part of an offer or contract.
2. These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statements or facts.
3. Nothing in the particulars shall be deemed a statement that the property is in good condition or otherwise. We have not carried out a structural survey or assessed the services, appliances or any fittings.

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