



2-2 7 Spider Bridge Court, Lenzie, Kirkintilloch, Glasgow, G66 3UP

Offers Over £170,000

- Beautifully Presented Charles Church Apartment
- 2 Double Bedrooms
- Contemporary Fitted Kitchen
- Stylish Bathroom
- Close to Local Amenities
- Top Floor Corner Positioning
- Spacious Lounge
- Master with Ensuite Shower-room
- Secure Door Entry and Allocated Parking
- EER - C



# 2-2 7 Spider Bridge Court, Kirkintilloch G66 3UP

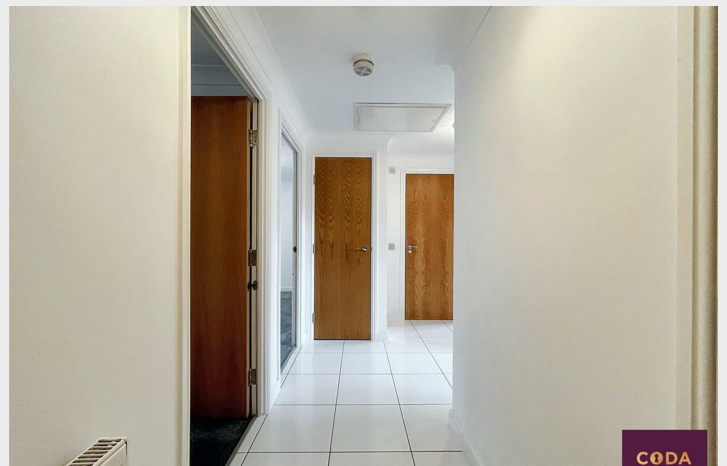
**\*\*CLOSING THURSDAY 11th @ 12PM\*\***

Welcome to 7 Spiderbridge Court, Lenzie - a charming apartment that exudes comfort and style. Situated in a prime location, this apartment offers convenience and accessibility. Lenzie's picturesque surroundings provide a tranquil setting, ideal for those seeking a peaceful retreat. The property's modern design and well-appointed amenities ensure a comfortable and enjoyable living experience.

Don't miss out on the opportunity to make this lovely apartment your new home. Book a viewing today and discover the endless possibilities that await you at Spiderbridge Court, Lenzie.



Council Tax Band: D



This stunning two bedroom second floor apartment offers a fresh and neutral decorative theme throughout. Entered via a secure door entry system. The internal communal hallway is spacious with regular factoring. The internal accommodation comprises of a welcoming tiled reception hallway where all other apartments lead off. A freshly carpeted front facing spacious lounge. Two generous double bedrooms, each with fitted wardrobes and the master with an en-suite shower room. The fitted kitchen is stylish and contemporary offering plenty of base and wall mounted units with contrasting work surfaces. It also has an integrated oven, dishwasher, hob & hood, washing machine and fridge/freezer. There is a bright three piece family bathroom suite bathroom suite with overhead shower.

The property further benefits from gas central heating, double glazing, attic space, allocated parking space and additional visitor parking.

Viewings Strictly By Appointment  
Home Report Available on Request  
EER: Rating C  
Council Tax: East Dunbartonshire band D

Located in the Woodilee Village area on the outskirts of Lenzie, Spiderbridge Court is in a delightful residential area with a feel of the countryside yet is with easy reach of local amenities and the train station is approximately one mile away which is ideal for those who commute and Glasgow City Centre is only some ten miles away by road. It is in a sought after location within the catchment area for Lenzie Academy.

If you are interested in viewing this property please contact our offices direct on 0141 775 1050. Property to sell? One of our expert team would be happy to provide you with a free valuation and we can discuss our selection of professional selling packages.



## Directions

## Viewings

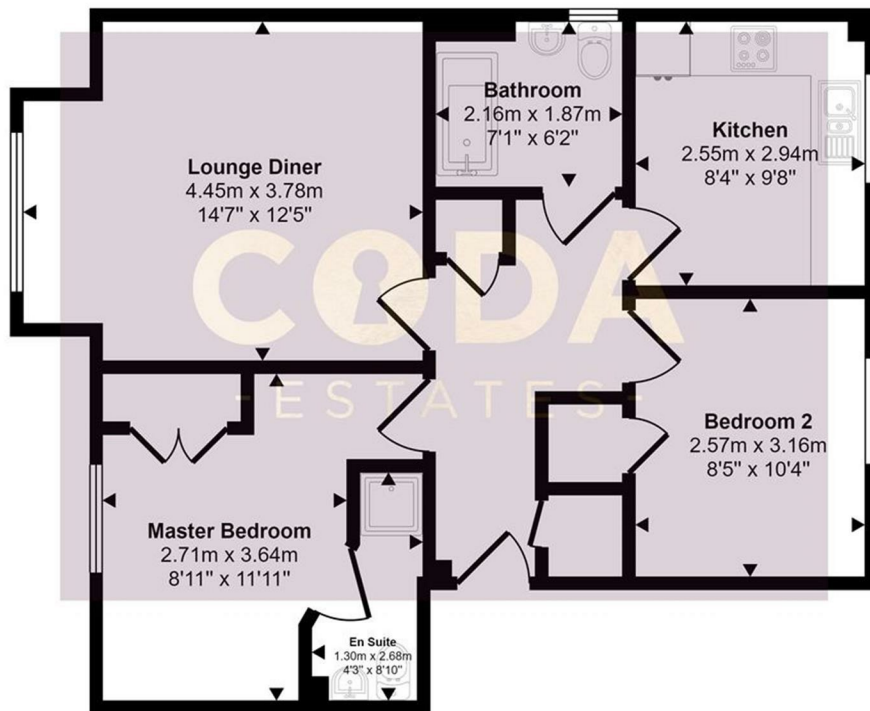
Viewings by arrangement only. Call 01417751050 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		80	80
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	

60 sq m / 651 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate.