



## Flat 0-1, 4 Cyprian Court, Lenzie, Glasgow, G66 5BP

Offers In Excess Of £170,000

- \*\*\* Luxury Two Bedroom Apartment \*\*\*
- Open Plan Lounge/Dining/Kitchen
- Secure Door Entry System
- EER - B
- Located on the Ground Floor - Over 50's Development !
- Private Balcony
- Private Parking & Large Store Cupboard
- Beautifully Maintained & Presented Throughout
- Meticulous Communal Areas
- \*\*\*75% Ownership - 25% Bield Housing \*\*\*

## 4 Cyprian Court, Glasgow G66 5BP

\*\*\* New Price ! \*\*\* An exceptional 75% shared ownership, two bedroom, ground floor apartment, delightfully situated within this Robertson Homes development. The current owner has maintained and present the property to the highest standard throughout and early viewing will be essential. EER - B



Council Tax Band:



An exceptional 75% shared ownership apartment, delightfully situated in a cul-de-sac position within this new Robertson Homes development on the periphery of Lenzie, yet well placed to the towns amenities including the train station and M80.

Designed for the rigours of a modern lifestyle, this generously proportioned apartment is beautifully presented and well-appointed with a high specification throughout. With a private balcony accessed from the lounge and a lift installed in the building, this stunning apartment as well as the others have a minimum age restriction of 50 for residents and as such have been carefully planned for a comfortable lifestyle in a wonderful environment. Personal appraisal is essential for a full appreciation of the apartment, standard of finish and location. The accommodation comprises: Entrance hall with two built-in cupboards and door entry intercom hand set, open plan lounge/dining/kitchen with doors to the private balcony. The well appointed fitted kitchen boasts a range of integrated appliances (including induction hob, washing machine, fridge/freezer and double oven) and there is ample room to accommodate a dining table. The master bedroom boasts built-in wardrobe storage and the second bedroom is also an adequate double room. The excellent bathroom with four piece white suite boasts separate thermostatic shower cubicle, vanity storage and heated towel rail. This attractive apartment is further enhanced by gas central heating, PVC double glazed window frames, store room off the communal landing, allocated resident parking space, communal visitor parking and well maintained communal grounds.

This stylish apartment is being sold on 75% shared ownership with Bield Housing Association retaining the remaining 25%.

#### Room Dimensions

Entrance Hall

Lounge/Dining/Kitchen- 7.65m (overall) x 3.65m

Bedroom - 3.90mx 3.00m (fitted wardrobes)

Bedroom 2 - 4.05m x 2.70m

Bathroom- 3.00m x 2.10m (at widest points)

Balcony

Located off Auchinloch Road via Cyprian Road, Cyprian Court, is delightfully tucked away with a mature tree backdrop, yet conveniently placed within a mile of mile from the train station. The local amenities are also within easy reach as is the interchange for the M80 for those who commute. Lenzie Golf Course is also nearby. There is a regular bus service between Lenzie and Glasgow available on Auchinloch Road.

Home Report Available on Request

EER - B

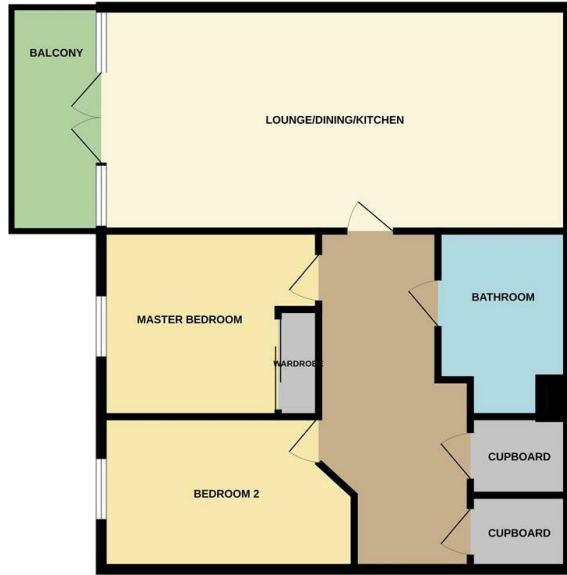
Viewings Strictly By Appointment

If you are interested in viewing this property please contact the office directly on 01417751050. If you are planning to sell a property one of our expert valuers shall happily visit your home and provide you with a free valuation and we can discuss our competitive selling packages.

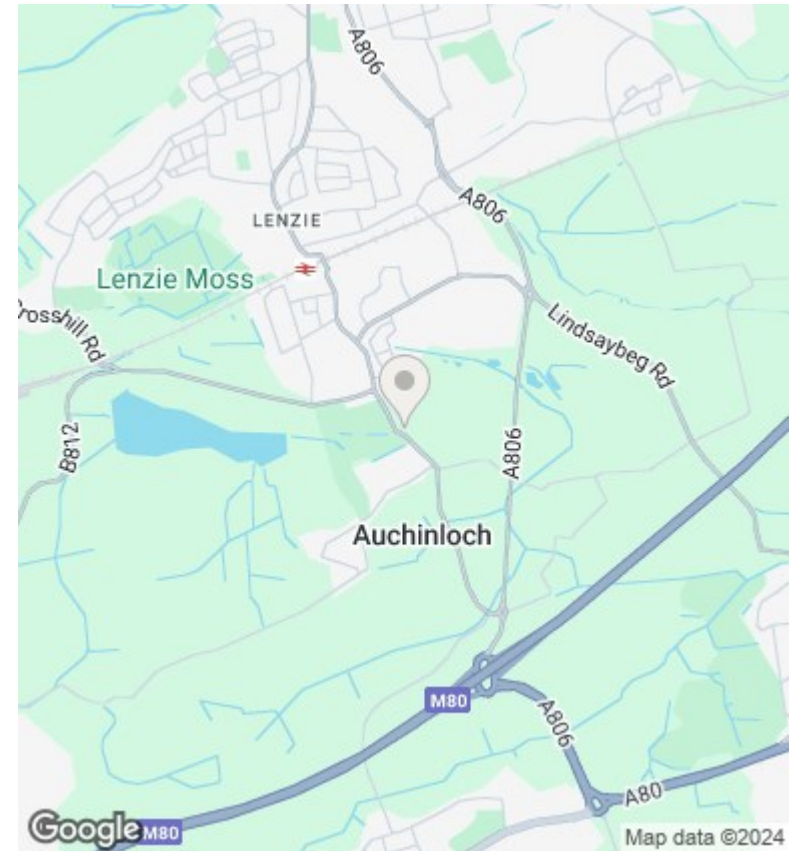




GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee can be given as to their operability or efficiency can be given.  
Made with SketchUp 12.0.0



Directions

Viewings

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

Council Tax Band

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	82
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	EU Directive 2002/91/EC	