



0/1, 3 Bothlin Court, Woodilee Village, Lenzie, G66 3UL

Offers Over £170,000

- *** Meticulous Modern Apartment ***
- Lounge with Dining Area
- DG, GCH & Secure Door Entry System
- EER - B
- Church Development
- Stylish Kitchen with Integrated Appliances
- Allocated Parking
- 2 Double Bedrooms with Built in Storage
- Adequate Storage
- Close to all Local Amenities & Transportation Links

3 Bothlin Court, Lenzie G66 3UL

*** Closing Date Established for Thursday 25th Sep @ 12noon- All Offers To Be Submitted Formally in Writing ! *** This beautifully presented, 2 bedroom ground floor apartment will appeal to a wide variety of buyers. Located within the popular Charles Church development of Woodilee Village, early viewing is imperative. The property benefits from secure door entry, DG, GCH, adequate storage and allocated parking. EER - B

 2  1  1  B

Council Tax Band: D



This beautifully presented, two bedroom ground floor luxury apartment is located within a small development of similar properties. Situated within the extremely popular and sought-after Woodilee Village on the periphery of Lenzie. Early viewing is recommended.

This well-appointed and tastefully presented apartment, will undoubtedly appeal to a wide variety of buyers, ranging from first time buyers to those considering down-sizing or even an investor looking for a buy-to-let opportunity.

Accommodation comprises: Entrance hall with storage cupboard and door intercom entry hand set, spacious lounge/dining, attractive kitchen with window to the rear and a number of integrated appliances, two double bedrooms, both of which have built-in storage. Completing the apartment is the contemporary bathroom with three piece white suite including bath with shower over, vanity storage and towel rail.

This attractive apartment is further enhanced by gas central heating, PVC double glazed window frames, allocated residents parking space, communal visitor parking and well maintained communal grounds.

Presented in true walk in condition, located on the outskirts of Lenzie; Bothlin Court is a residential area with a feel of the countryside yet within easy reach of all local amenities. Lenzie train station is nearby, which is ideal for those who commute and Glasgow City Centre is only ten miles away by road via the M80 and M8.

Room Dimensions

Entrance Hallway -

Lounge - 4.36m x 3.73m

Kitchen - 2.97m x 2.48m

Bedroom 1 - 2.80m x 2.53m

Bedroom 2 - 3.17m x 2.52m

Bathroom - 2.13m x 1.84m

Home Report Available on Request

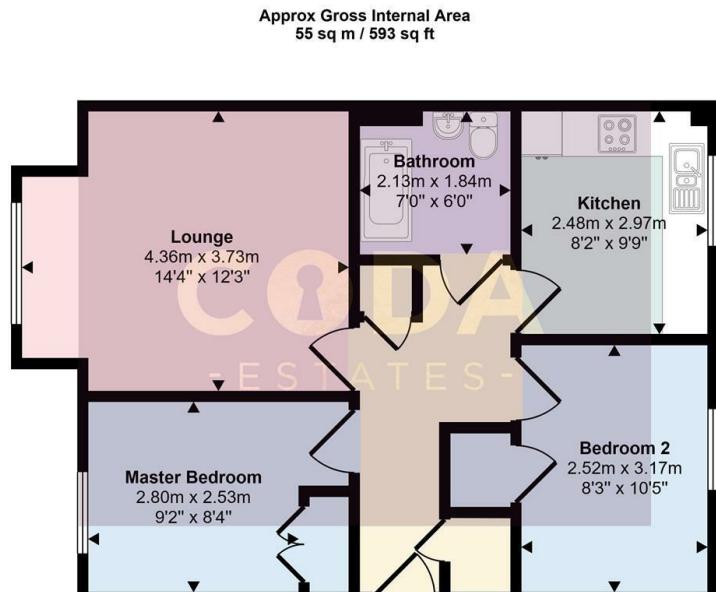
EER - B

Viewing 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.

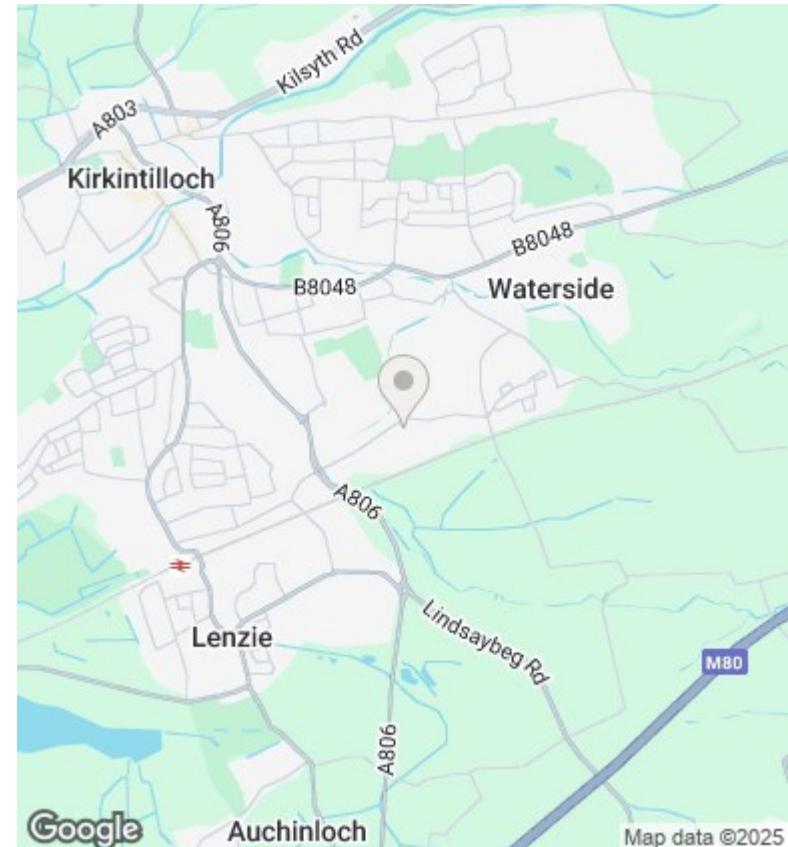






Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Directions

Viewings

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

Council Tax Band

D

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