



## 46 William Wilson Court, Kilsyth, Glasgow, G65 9DP

Offers Over £145,000

- Luxury Top Floor Apartment
- Presented to a High Standard Throughout
- Secure Door Entry System
- EER - C
- 2 Double Bedrooms - Master Ensuite
- GCH, DG & Adequate Storage including Loft Space
- Private Parking & Ample Resident Parking
- Spacious Lounge/Dining Area with Parisen Balcony
- Well Maintained Communal Areas & Garden Ground
- Close To All Local Amenities & Transportation Links

# 46 William Wilson Court, Glasgow G65 9DP

This luxury top floor apartment has been tastefully maintained & presented by the current owner. Early viewing will be essential to avoid disappointment. Located within a popular development, close to all local amenities, the apartment boasts spacious living accommodation, 2 double bedrooms, master en-suite, stylish shower room, secure door entry system and private parking. EER - C



Council Tax Band: D



CODA Estates are delighted to market this seldom available two bedroom top floor apartment in the sought after William Wilson Court cul-de-sac in Kilsyth. The property benefits from being in a quiet and highly desirable area. The current owner has maintained and presented the property to an impeccable standard throughout. Accommodation comprises spacious lounge/dining room, fitted kitchen, two double bedrooms (master is en-suite) and the stylish shower room. Both the shower room and the en-suite have recently been upgraded. The apartment also benefits from adequate storage including loft space accessed from the hallway.

Externally there is a private parking bay and residents' gardens which are well maintained by the factor. Further benefits include GCH, DG & Security entrance system. Early viewing is highly advised - these properties are popular and don't list very often.

#### Room Dimensions

Entrance Hallway

Lounge/Dining Room - 5.99m x 3.38m

Kitchen - 3.46m x 2.90m

Master Bedroom - 4.27m x 2.94m

Ensuite - 2.17m x 1.46m

Bedroom 2 - 3.32m x 2.55m

Bathroom - 1.98m x 1.82m

#### Gardens & Parking

Shared gardens on all sides of the property. Private residents parking with plenty of spaces. The common areas are maintained by the factor for an annual/monthly fee.

#### Heating & Windows

Gas central heating and double glazing.

#### Property Summary

A spacious and seldom available flat in an exclusive development. The property is in a sought after location and these spacious properties seldom come onto the market. Early viewing is strongly advised.

#### Area Summary

Kilsyth offers a number of amenities including shops, health & leisure, primary & secondary school and sports facilities as well as a number of historic tourist attractions. Nearby Croy railway station provides a regular link with Glasgow, Edinburgh and Stirling on to North & South. All major motorway networks are only a short drive away, as are Loch Lomond and the Trossachs and many more scenic locations.

Home Report Available on Request

Viewings Strictly By Appointment

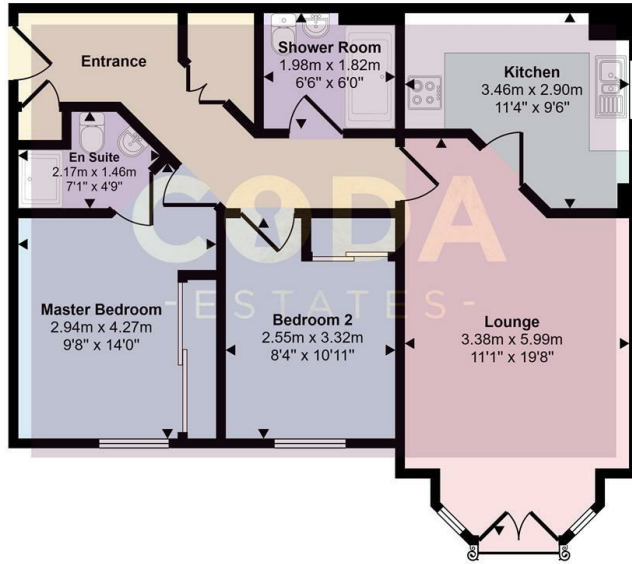
EER - C

CODA Estates provide a free valuation service. If you are considering selling your own home please telephone 0141 775 1050.



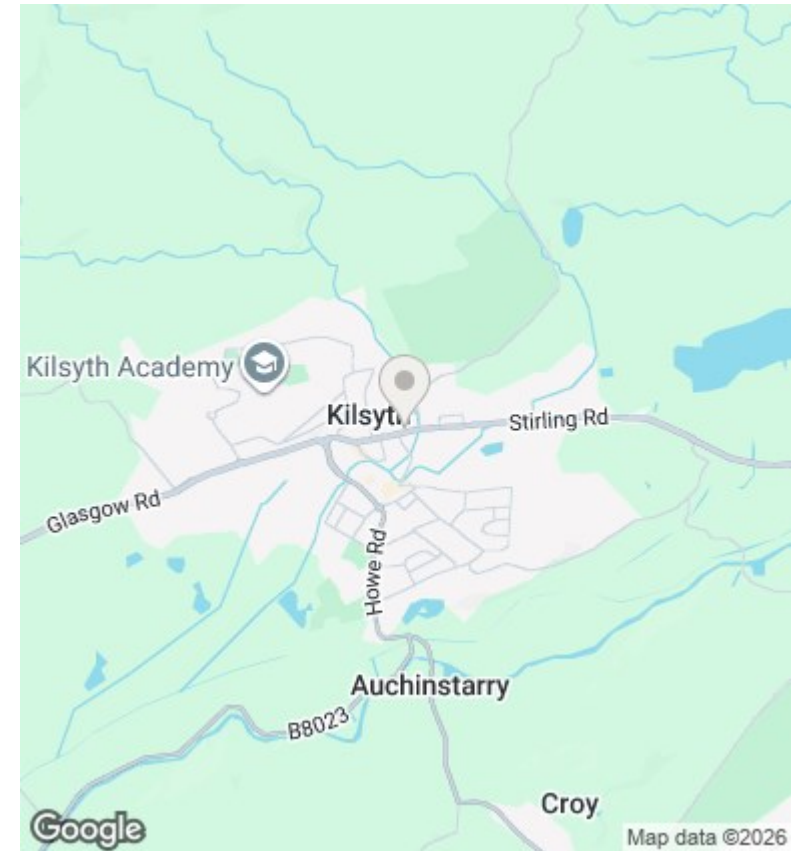


Approx Gross Internal Area  
64 sq m / 690 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(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	