



12 Bothlyn Road, Chryston, Glasgow, G69 9LH

Offers Over £110,000

- Upper Two Bedroom Cottage Apartment
- Spacious Reception Lounge/Dining Area
- Large Private Garden Plot
- EER - D
- Desirable Residential Location
- Attractive Fitted Kitchen
- Attic Storage, GCH & On Street Parking
- Maintained & Presented to an Exceptional Standard Throughout
- Stylish Bathroom Room
- Close To All Local Amenities

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Situated within a popular residential pocket this is an unique opportunity to acquire a main door, upper, two bedroom apartment. Seldom available this property will be attractive to a number of discerning buyers making early viewing imperative. Phenomenal potential with an exceptional garden plot. EER - D



Council Tax Band: B



This main door, upper cottage flat occupies a superb position within the popular location. The property enjoys a quiet setting and yet is only a short walk from local amenities and transport links.

The entrance to the property is to the side of the building and opens into small vestibule entrance with stairs leading off. The hall allows access to all principal apartments.

The spacious lounge/dining room overlooks the front of the property. The kitchen has a range of units incorporating a number of appliances. This charming apartment has two generous double sized bedrooms, one of which benefits from storage. The internal accommodation is completed by the recently up-graded bathroom. The apartment has been presented in walk in condition to create a wonderful home.

A particular feature of the property is the large private gardens to the rear. The garden is laid mainly to lawn providing an excellent outdoor space to relax and/or entertain. There is a garden shed for additional storage. There is the further benefit of gas central heating and ample on-street parking to the front of the property.

Schooling

Bothlyn Road lies with the catchment for Chryston Primary School, St Barbaras Primary School, Chryston High School and Our Ladys High School

Room Dimensions

Hallway -

Lounge/Dining Room - 4.63m x 4.22m

Kitchen - 2.73m x 2.50m

Bedroom 1 - 3.42m x 3.96m

Bedroom 2 - 2.97m x 2.49m

Bathroom - 2.78m x 1.52m

Location

The property is ideally placed to benefit from the many amenities found within close proximity. These include a variety of nearby shops catering for all day-to-day requirements with more extensive shopping available towards either Lenzie, Stepps, Cumbernauld, Robroyston or the Glasgow Fort, as well as schooling at both primary and secondary levels. Public transport facilities including regular bus services and for the commuter and there are excellent road links providing easy access to Glasgow City Centre and to the M8 Motorway network, as well as Stepps train station.

Home Report Available on Request

EER - D

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 selection of professional selling packages.





Directions

Viewings

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

Council Tax Band

B



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC	