



Flat 1/1, 11 Bothlin Court, Woodilee Village, Lenzie, G66 3UL

Offers Over £185,000

- Attractive first-floor apartment within this popular Charles Church development
- True walk-in condition
- Well-equipped modern fitted kitchen with ample storage and workspace.
- Private allocated parking with designated parking space included.
- Excellent commuter location within walking distance of Lenzie station
- Two generous double bedrooms offering comfortable and flexible accommodation.
- A bright and versatile lounge space ideal for relaxing and entertaining.
- Stylish contemporary bathroom presented with a modern three-piece suite and tiled finish
- Well-maintained communal garden grounds for residents to enjoy.
- Energy efficiency rating - B

11 Bothlin Court, Lenzie G66 3UL

A beautifully presented two-bedroom first floor flat situated within the highly sought-after Woodilee Village development in Lenzie. Offered to the market in walk-in condition, this attractive property is an ideal choice for first-time buyers, couples or buy-to-let investors.



Council Tax Band: D



The accommodation extends to approximately 60 sq m / 646 sq ft and comprises a welcoming entrance hallway, spacious lounge/diner, modern fitted kitchen, two well-proportioned bedrooms and a contemporary bathroom.

The bright and generously sized lounge/diner provides an excellent space for both relaxing and entertaining, with ample room for dining furniture. The fitted kitchen offers a good range of wall and base units together with integrated appliances.

There are two well-proportioned double bedrooms, offering excellent flexibility for a couple, family or those requiring a dedicated home office/guest room. The master bedroom is particularly spacious, with the second bedroom offering similar generous proportions.

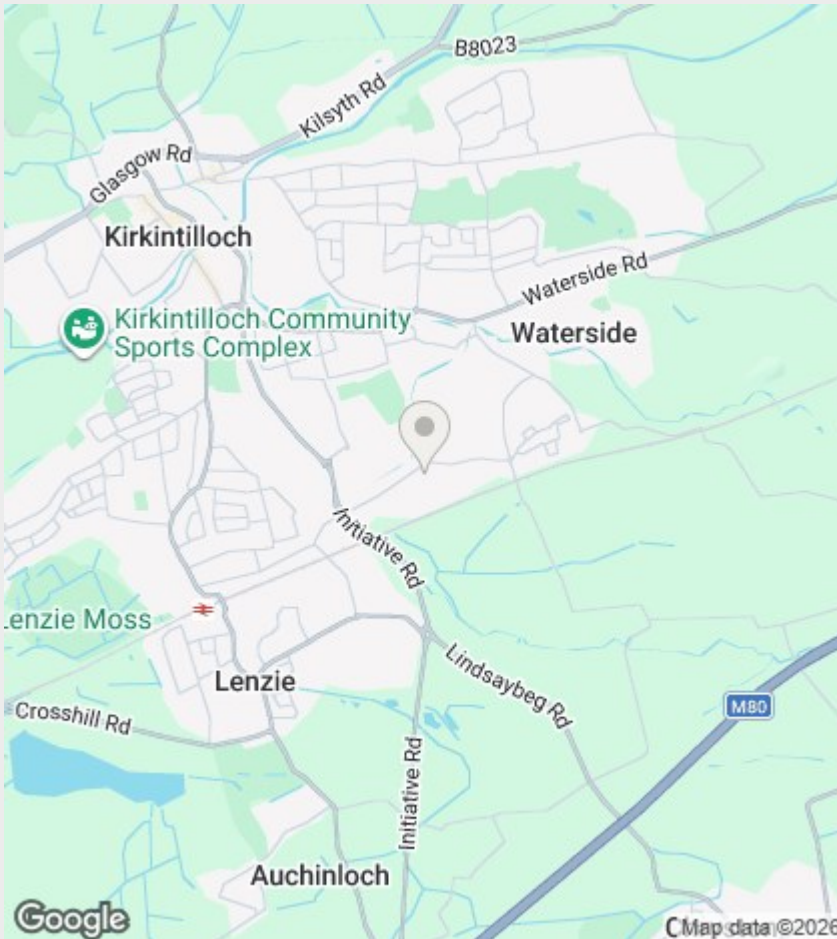
The property further benefits from private allocated parking and access to well-maintained communal garden grounds, providing attractive outdoor space for residents to enjoy.

Woodilee Village is a popular residential development within Lenzie, offering excellent access to a range of local amenities, schools and transport links. Lenzie railway station is within walking distance, providing regular services towards Glasgow and Edinburgh, while the M80 motorway is just minutes away, making this an excellent location for commuters.

Early viewing is highly recommended to appreciate the excellent condition, generous accommodation and convenient location this property has to offer.

Home Report Available on Request
Viewings Strictly By Appointment
Council Tax - East Dunbartonshire Band D
EER - B

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:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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		

Approx Gross Internal Area
60 sq m / 646 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 errors, omissions or mis-statement. Items of items such as bathroom suites are representations only and