



1/3, 2 Ballantyne Brae, Kirkintilloch, Glasgow, G66 3QU

Offers Over £169,995

- Well presented 2 bedroom first floor apartment
- Peaceful cul-de-sac positioning
- Two generously sized double bedrooms, master with en-suite
- Turn-key condition
- Excellent commuting links
- Set within the highly desirable Woodilee Village on the edge of Lenzie
- Contemporary open-plan living, dining, and kitchen space
- Stylish main bathroom fitted with a modern three-piece suite
- GCH, DG, Secure entry, and private parking
- Energy efficiency rating - C

2 Ballantyne Brae, Glasgow G66 3QU

Well presented and lovingly maintained first floor apartment. This property provides spacious and bright accommodation throughout comprising 2 double bedrooms (Master en-suite) and stylish open plan kitchen/living area.



Council Tax Band: D



This well presented, two bedroom first floor apartment is located within a popular development. Situated within the highly sought-after Woodilee Village on the periphery of Lenzie, an early viewing is essential.

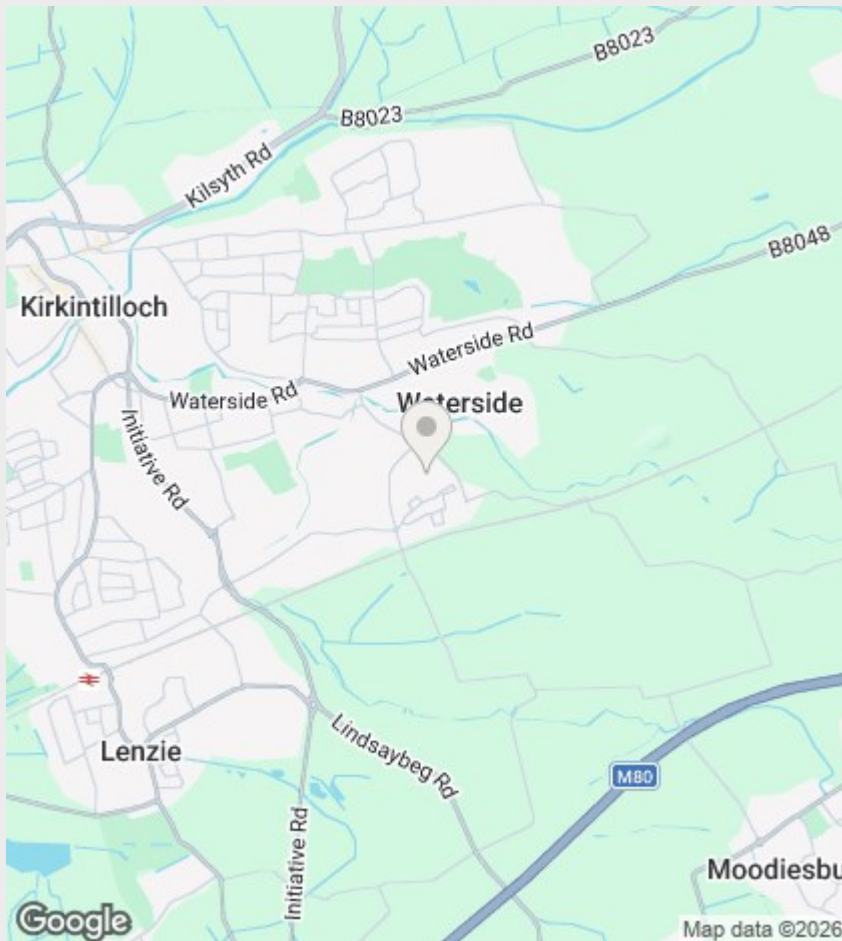
This tastefully presented and well-appointed apartment, will undoubtedly appeal to a wide variety of buyers, ranging from first time buyers to those considering down-sizing. Occupying a first floor corner position, the property is situated within a quiet cul-de-sac and enjoys lovely views to the nearby Campsie Fells. Accommodation comprises: Entrance hall with built-in utility/laundry cupboard and secure door entry hand set, stylish open plan lounge/dining/kitchen including a number of quality integrated appliances, two double bedrooms, both of which have built-in wardrobes and the master bedroom benefits from an en-suite shower room. Completing the apartment is the main bathroom with three piece white suite and contemporary tiled finish.

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

Presented in true walk-in condition, located on the outskirts of Lenzie; Star Mews is a residential area with the 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.

Home Report Available on Request
Viewings Strictly By Appointment
EER - C
Council Tax Band - D

Woodilee Village has matured into a safe and family-friendly community, with well-maintained communal gardens and parks, a well-stocked local convenience store and easy access to local country-side walking paths and cycle routes.



Directions

Viewings

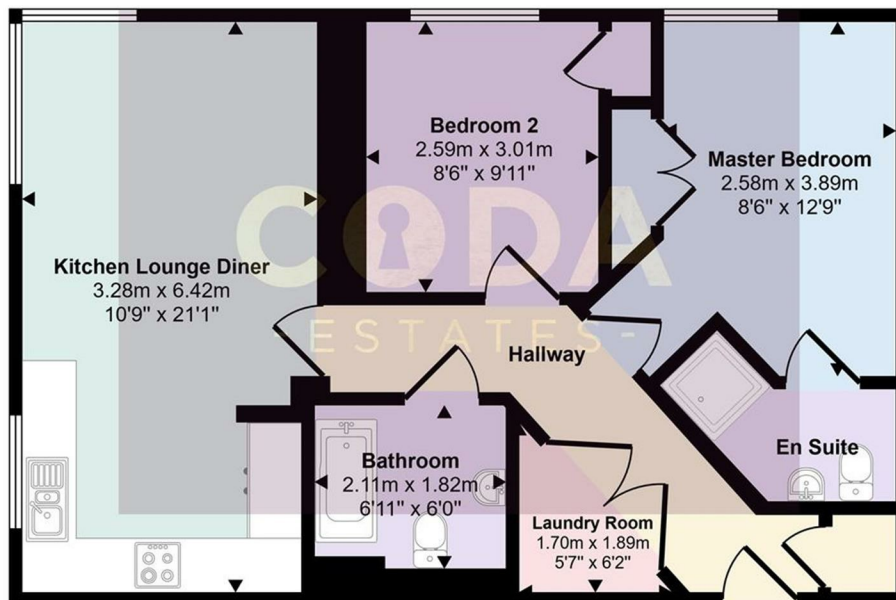
Viewings by arrangement only. Call 01417751050 to make an appointment.

EPC Rating:

B

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

Approx Gross Internal Area
62 sq m / 666 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.