



GROUND FLOOR APARTMENT

0/1, 1 BOTHLIN COURT
WOODILEE VILLAGE
LENZIE G66 3UL



0/1, 1 BOTHLIN COURT, WOODILEE VILLAGE, LENZIE G66 3UL

Completed to a high standard and specification, this immaculately presented GROUND FLOOR APARTMENT occupies an enviable position within the ever popular and exclusive Woodilee Village. The property offers easily maintained yet well proportioned accommodation and is in “turnkey” condition.

Security controlled access onto entrance, broad reception hall with tiled floor finish and two storage cupboards, fabulous near 18’ lounge/dining room enjoying dual aspects over residents gardens with windows to both front and side, two double bedrooms each with fitted wardrobes, fully fitted kitchen comprising floor and wall mounted polished veneer fronted units with complimentary mahogany veneer work tops, splash back, integrated oven, hob, hood, dishwasher and fridge, fabulous fully tiled shower room comprising three piece suite to include a large shower tray with wet wall panelling, wash hand basin and WC built into vanity unit.

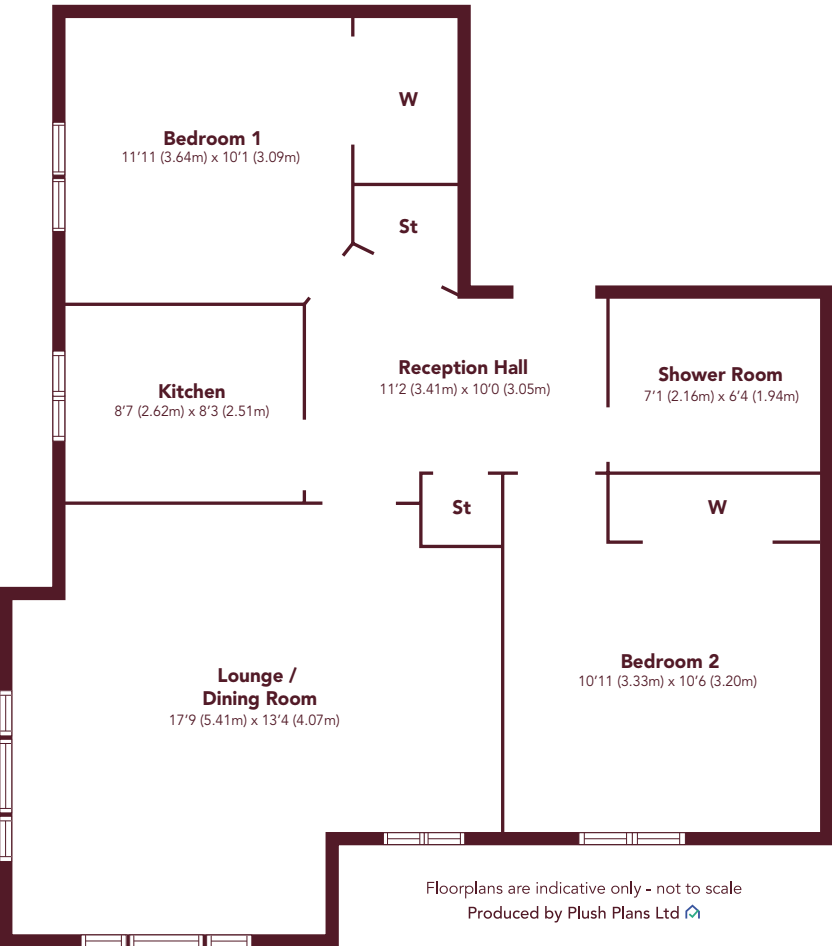
The specification includes gas central heating and double glazing. Allocated resident and visitor parking adjacent.

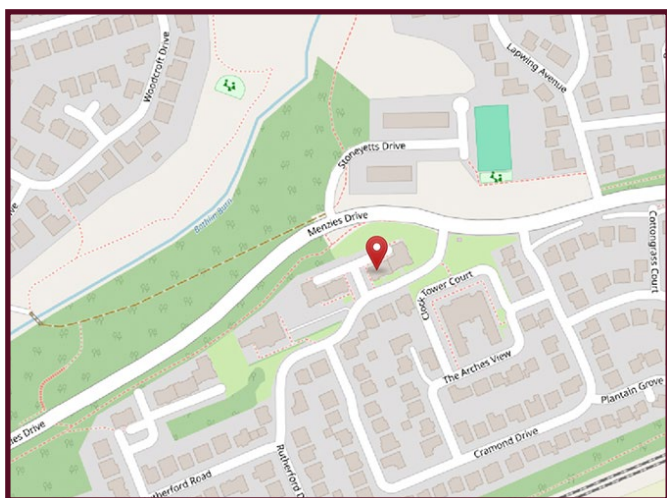
Set amidst extensive landscaped gardens, the property is only a few minutes for access to the by-pass with Lenzie and Kirkintilloch nearby and onward to the motorway.

- Ground Floor Apartment
- Near 18’ lounge/dining
- 2 double bedrooms
- Fitted kitchen
- Shower room
- Private parking

Measurements

RECEPTION HALL	11’2 (3.41m) x 10’0 (3.05m)	BEDROOM TWO	10’11 (3.33m) x 10’6 (3.20m)
LOUNGE/DINING	17’9 (5.41m) x 13’4 (4.07m)	KITCHEN	8’7 (2.62m) x 8’3 (2.51m)
BEDROOM ONE	11’11 (3.64m) x 10’1 (3.09m)	SHOWER ROOM	7’1 (2.16m) x 6’4 (1.94m)





Travel Directions

Traveling north on the by-pass straight ahead at the roundabout at the junction with Lindsaybeg Road turning right at the next traffic lights (sign post Woodilee Village) from the traffic lights continue along Menzies Drive turning first right onto Rutherford Drive following the road round to the right Bothlin Court is on right.

Viewing

Strictly by appointment.

Please call our Property Department on 0141 204 2833

EPC

B

Council Tax

Band D.

Interest

If, having viewed, this property is of further interest to you, please ask your Solicitor to note interest on your behalf., otherwise it may be sold without you having the opportunity to offer.

Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on any point ,please contact our office immediately when we will endeavour to assist you in any way possible.



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Telephone Miller, Beckett & Jackson on 0141 204 2833 - Fax 0141 221 6349

Offices at 190 St Vincent Street, Glasgow G2 5SP and 1 Alexandra Avenue, Lenzie G66 6BE