



14 Bothlyn Ave, Kirkintilloch, Glasgow, , G66 3DU

- *** Lower Cottage Flat ***
- Spacious Accommodation
- 2 Double Bedrooms - One with French Doors
- Private Garden Ground

Fantastic 2 bed lower cottage flat, excellent sized accommodation comprising: entrance hall, spacious lounge, kitchen, two double bedrooms (one with French Doors to the rear Garden) and family bathroom. The property benefits from GCH, DG, private garden and is conveniently placed for all local amenities and transport links. EER - D

OFFERS OVER

£89,995



PROPERTY DESCRIPTION

Occupying a convenient location within this popular Kirkintilloch location, this lower cottage flat offers good sized accommodation for any buyer. The current owner has maintained and presented the property to a beautiful standard throughout.

The property benefits from gas central heating and accommodation consists of a hallway, front facing lounge, kitchen with a range of wall and base mounted units with space for appliances. There are two double sized bedrooms, one with built-in storage and the other has French Doors leading to the rear garden. The property bathroom comprises a three piece suite with bath, electric over bath shower, W.C and pedestal wash hand basin.

Externally the property enjoys a private garden area to the front and rear designed for low maintenance.

Room Dimensions

Lounge - 4.45m x 4.00m

Kitchen - 3.25m x 2.60m

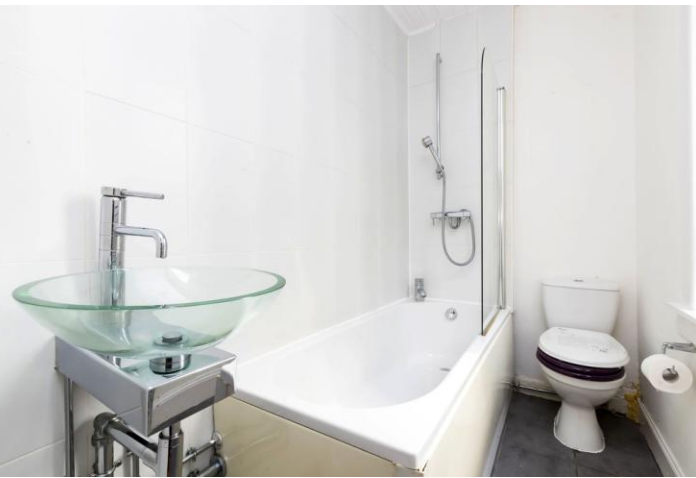
Bedroom 1 - 4.00m x 3.65m

Bedroom 2 - 3.65m x 2.95m

Bathroom - 2.35m x 1.35m



Amenities: Kirkintilloch offers a vast amount of amenities including good quality restaurants, shops, bars, supermarkets and the recently developed Southbank Marina. There are also numerous leisure facilities including Kirkintilloch Leisure Centre which houses a 25m swimming pool / childrens pool and various sporting courts / clubs, Kirkintilloch Bowling Club, various water sports on the canal including, canoeing, rowing, there are also golf courses in both Kirkintilloch and neighbouring Lenzie. Schooling at both primary and secondary level are close



by.

Transport Links: Kirkintilloch is conveniently placed within easy reach of Glasgow city centre and Edinburgh. The property is a short drive to Lenzie train station, or a couple of minute car journey to M80 connecting to the main M8 motorway with links across central Scotland. There is also a regular bus route to Glasgow city centre and neighbouring villages.

Home Report: Available upon request.

Viewings: Arranged by appointment, to confirm please call 0141 775 1050.

All Offers To Be Submitted Formally in Writing
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FLOORPLAN



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements