



## 5 Covenanters Court, Kilsyth, Glasgow, G65 0PW

Offers Over £172,500

- Luxury Ground Floor Apartment
- 2 Double Bedrooms - Master Ensuite
- Adequate Storage Throughout
- EER -
- Exclusive Development
- Dining Kitchen with Integrated Appliances
- Secure Door Entry & Residents Car Park
- Opulent & Bright Lounge
- Attractive Main Bathroom
- Close To Local Amenities

## 5 Covenanters Court, Glasgow G65 0PW

\*\*\*Similar Properties Urgently Required for Waiting Buyers !!! \*\*\* CODA Estates are delighted to present to the market this spacious and exceptionally well appointed luxury apartment. Located on the ground floor within an exclusive development (consisting of only eight properties) in Kilsyth. Situated adjacent to the popular Stirling Road and near the Colzium Lennox Estate, these flats are highly sought after and we encourage early viewing to avoid disappointment. EER



Council Tax Band: D



This spacious two bedroom, luxury ground floor apartment is located within the small and exclusive Covenanters Court development in Kilsyth. Presented to the market by award winning agent CODA Estates, the flat boasts a tasteful interior, generous rooms, and desirable ground floor position. Internally the property boasts an attractive lounge, fitted dining kitchen, two double bedrooms (master is en-suite) and a stylish bathroom.

Externally there is private parking and residents grounds, maintained by a factor.

#### Communal Entrance

From the security entrance at the front of the flats, you access the well-maintained internal corridor and stairwell. Number 5 is on the ground floor on your right hand side.

#### Reception Hallway

The quality front door leads into the hallway which accesses all the main rooms within the property. The hall is wide and offers a useful storage cupboard.

#### Lounge ( 15'3 x 13'2 )

The large living room has a double window formation to the front which is South-facing allowing plenty of natural light into the room. It is rare to find such a large lounge in an apartment. The floor area is carpeted and the room benefits from having neutral décor. There is plenty of room for a table & chairs if required.

#### Dining Kitchen ( 12'2 x 11'4 )

Stylish fully fitted dining kitchen with ample base and wall mounted storage units. Extensive worksurface with integral sink and hob. The oven, hood, fridge, freezer & washing machine are all integrated. Tiled floor. Views to the

front and room for a dining table.

#### Bedroom 1 ( 15'1 x 14'0 )

The master bedroom is a splendid size, boasting excellent walk in wardrobe storage. The floor area is carpeted and there is a double window to the rear with views across open countryside. The attractive ensuite shower room has been up-graded by the current owner, boasting thermostatic shower and under flooring.

#### Bedroom 2 ( 11'7 x 9'4 )

This well-proportioned double bedroom also boasts fitted mirrored triple wardrobes offering excellent storage. The floor area is carpeted and there is a double window to the rear offering excellent views.

#### Bathroom ( 7'9 x 6'7 )

Upgraded bathroom with beautiful freestanding bath, wash hand basin and W.C. Splashback tiling to walls, and the floor is also tiled. Heated chrome towel radiator.

#### Gardens & Parking

Shared gardens on all sides of the property. Private residents parking with ample spaces. The common areas are maintained by the factor.

#### Heating & Windows

Gas central heating and double glazing.

#### Property Summary

A spacious and seldom available flat in an exclusive development of only 8 properties. The property is in a sought after location with the ground floor apartments being a rarity to the open market. Early viewing is will be imperative.



## Location

Kilsyth offers a number of amenities including shops, health & leisure, primary & secondary school and sports facilities as well as a number of historic tourist attractions. Nearby Croy railway station provides a regular link with Glasgow, Edinburgh and Stirling on to North & South. All major motorway networks are only a short drive away, as are Loch Lomond and the Trossachs and many more scenic locations.

Viewings Strictly By Appointment

EER -

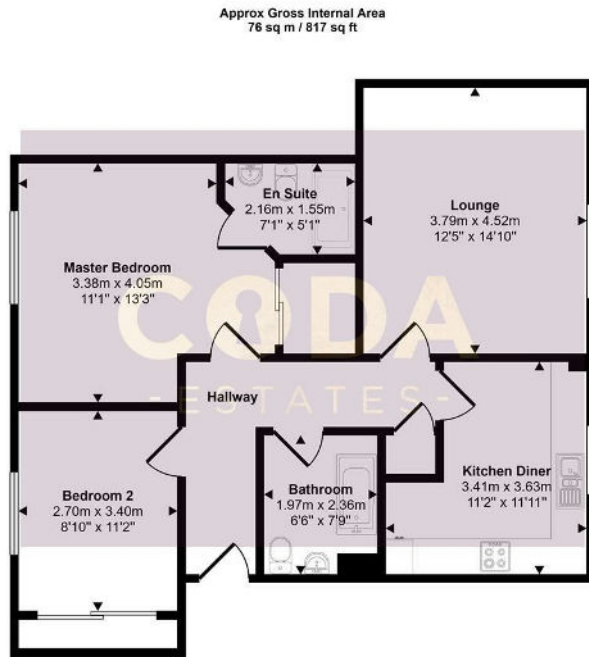
Home Report Available on Request

CODA Estates provide a free valuation service. If you are considering selling your own home please telephone 0141 775 1050.



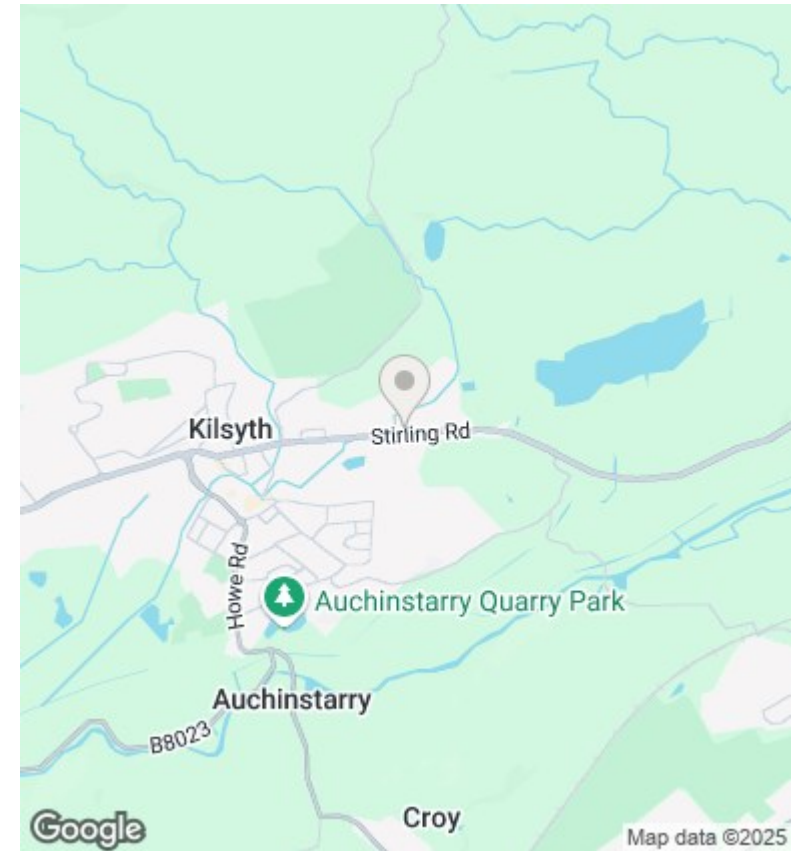






Floorplan

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.



## Directions

## Viewings

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

## Council Tax Band

D

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