



0/1, 56 Farm Wynd, Lenzie, Kirkintilloch, G66 3RE

Offers Over £150,000

- Immaculately presented ground floor flat in the desirable Woodilee Village development
- Modern, fully fitted kitchen with integrated oven, gas hob, and full complement of appliances
- Upgraded shower room with stylish & contemporary tiled finish
- Gas central heating and double glazing provide comfort and energy efficiency
- Sought-after residential location with a peaceful outlook and excellent local amenities nearby
- Spacious lounge with open aspect views toward the Campsie Fells
- Two generously sized double bedrooms offering flexible living space
- Offered to the market in true walk-in condition – simply unpack and settle in
- Secure door entry system and allocated residents' parking for added convenience
- Energy efficiency rating - B

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***Closing Date Wednesday 23rd July at 12 Noon *** Enjoying a prime ground floor position within the popular Woodilee Village development, this stylish and move-in ready two-bedroom flat offers generous living space with scenic open views across to the Campsie Fells. Set in a peaceful, sought-after location with easy access to local amenities and transport links, this home is ideal for first-time buyers, downsizers, or professionals alike.

2 1 1 B

Council Tax Band: D



Set within the highly sought-after Woodilee Village development in Lenzie, this beautifully presented 2 bedroom ground floor flat offers spacious, modern accommodation with scenic open outlooks toward the Campsie Fells. The property is offered in true walk-in condition, making it an ideal choice for those seeking a hassle-free move.

Internally, the property features a generous lounge, ideal for both relaxing and entertaining. The fully equipped kitchen comes complete with an integrated oven, gas hob, freestanding fridge freezer, washing machine, and dishwasher – catering to all modern-day needs.

There are two well-proportioned double bedrooms, both offering ample space for furnishings, while the stylish upgraded shower room boasts a sleek, contemporary tiled finish and quality fittings.

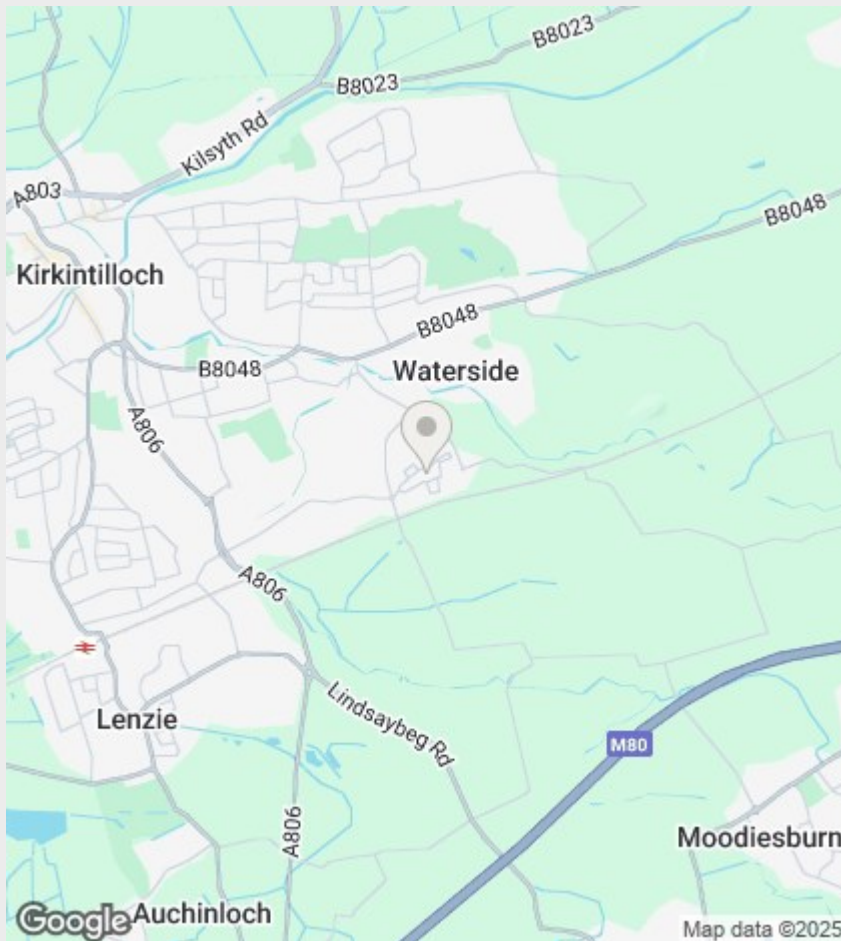
Further enhancing the property is gas central heating, double glazing, a secure door entry system, and allocated residents parking.

Enjoying a peaceful setting with lovely open aspects to the front, and perfectly positioned within easy reach of excellent schools, amenities, and transport links, This flat combines comfort, convenience, and an enviable location within a popular residential pocket – perfect for professionals, downsizers, or first-time buyers.

Early viewing is highly recommended.

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

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

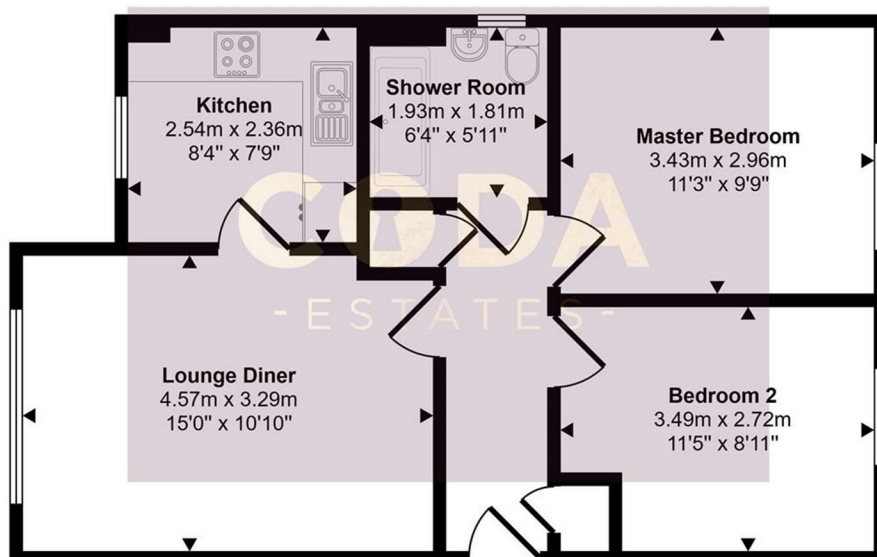
Viewings by arrangement only. Call 01417751050 to make an appointment.

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	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
52 sq m / 558 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.