



## 1/1, 5 Farm Wynd, Woodilee Village, Glasgow, G66 3RJ

Offers Over £162,500

- Attractive First Floor Apartment
- Parisian Balcony
- Secure Door Entry
- EER - B
- Master Bedroom Ensuite
- Well Maintained & Presented Throughout
- Allocated Parking
- Open Plan Lounge/Dining/Kitchen
- Tasteful Bathroom
- Close To All Local Amenities



## 5 Farm Wynd, Glasgow G66 3RJ

Enjoying an elevated first floor position within the popular Woodilee Village development, this stylish apartment offers generous living space with Parisian balcony and the master bedroom boasting ensuite facilities. Set in a peaceful, sought-after location with easy access to local amenities and transport links, this home is ideal for first-time buyers, those downsizing, or professionals alike. EER - B



Council Tax Band: D



The current owner has created a wonderful home, finished and presented to a high specification throughout. Early viewing is strongly advised as this bright airy property will appeal to an array of buyers.

The luxury flat is located on the first floor. Accommodation comprises of welcoming reception entrance hallway which leads to all apartments. The impressive open plan lounge/kitchen/dining area is a generous size with a Parisian Balcony allowing the natural light to fill the room. The kitchen is well appointed with a number of appliances, ample base and wall mounted storage and ample work surface space. The master bedroom is well proportioned and boasts an en-suite shower room. The second bedroom is currently used as a home office area however is a comfortable single room with window over looking the car park below. The attractive house bathroom completes the home.

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

#### Room Dimensions

Entrance Hallway

Lounge/Dining Area - 4.77m x 3.35m

Kitchen - 2.80m x 2.53m

Master Bedroom - 3.65m x 2.63m

Ensuite - 2.14m x 1.42m

Bedroom 2 - 2.63m x 2.35m

Bathroom - 2.30m x 1.69m

#### Location

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

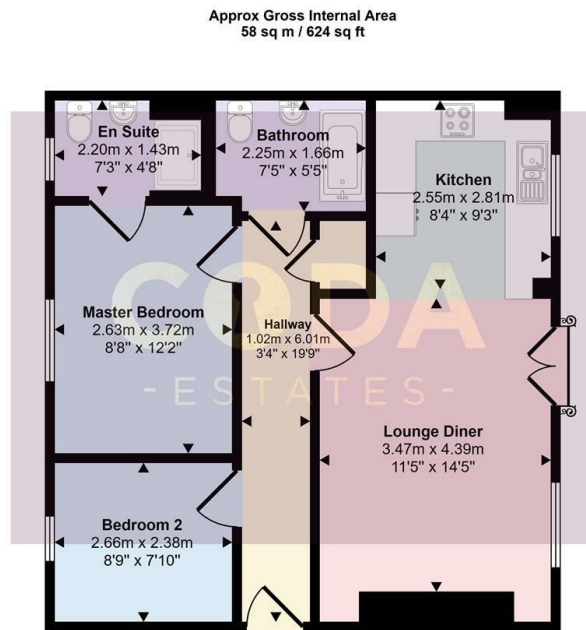
If you are interested in viewing this property, please contact our offices direct on 0141 775 1050. Property to sell? One of our expert team would be happy to provide you with a free valuation and we can discuss our selection of professional selling packages





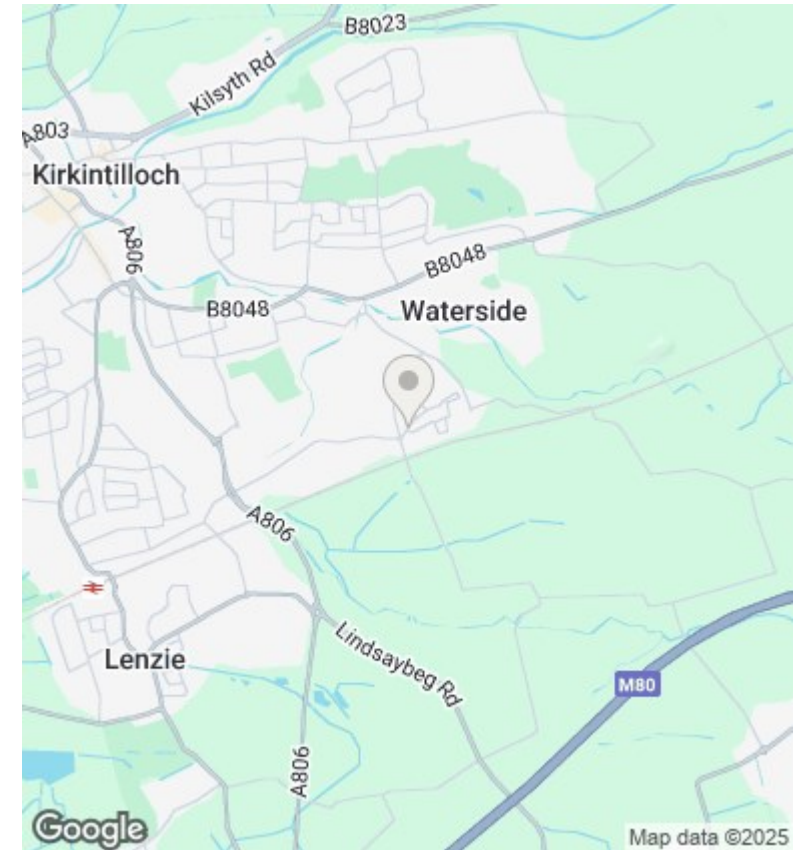






Floorplan

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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	83
(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		
EU Directive 2002/91/EC		
Scotland		