



## 85 Farm Wynd, Lenzie, Glasgow, G66 3RJ

Offers Over £250,000

- \*\*\* Desirable Residential Location \*\*\*
- Converted Garage to provide Large Dining Kitchen
- Tastefully Presented Throughout
- Adequate Storage Throughout
- Close To Local Amenities
- 3 Bedroom Semi-Detached
- Spacious Lounge
- Large, Level Rear Garden Plot
- Driveway, GCH & DG
- EER-B



# 85 Farm Wynd, Glasgow G66 3RJ

Nestled within a quiet, family-friendly street in the sought-after Woodilee Village development in Lenzie, this beautifully presented three-bedroom semi-detached property offers a wonderful balance of style, space, and practicality. EER-B .

 3  3  1  B

Council Tax Band: E



On entering the property, the welcoming hallway leads into the bright and spacious family lounge, flooded with natural light from its attractive double-aspect windows. The modern, well-appointed kitchen sits just off the lounge and has been thoughtfully designed with a contemporary finish. Open plan in style, the kitchen flows seamlessly into the dining area – a superbly converted former garage – creating a generous family space with the benefit of substantial built-in storage. A convenient guest cloakroom completes the ground floor accommodation.

Upstairs, the stylish master double bedroom boasts a fantastic en-suite shower room. A second spacious double bedroom also benefits from excellent built-in storage, while bedroom three is currently being utilised as a playroom. A modern family bathroom adds to the convenience of this level.

The property further benefits from a fully floored loft, accessed via a fitted ladder, providing an excellent degree of additional storage.

Externally, the front of the home features a low-maintenance mono-blocked driveway, while the rear garden offers a generous enclosed plot, laid mainly to lawn – ideal for children and outdoor entertaining.

This delightful home combines modern living with flexible family space in a highly desirable location, making it a must-see property.

#### Location

Farm Wynd is located in the Woodilee Village development in Lenzie. Farmers Gate is situated in such a way that enjoys clear uninterrupted views across to the Campsie Hills. Woodilee Village is a charming and quiet residential area that also includes a convenience store, a park and sports pitches. There is also a family restaurant/pub at the entrance to the development. The towns of Kirkintilloch and Lenzie are less than two miles away and features a wide range of amenities including high street shopping, supermarkets, restaurants and cafes, primary and secondary schooling as well as good rail and bus links. Woodilee is well positioned for road links to Glasgow, which is less than ten

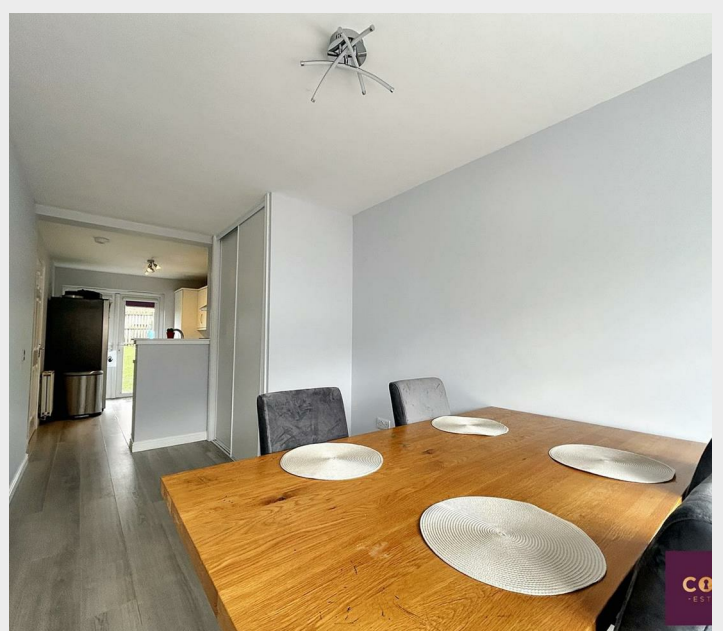
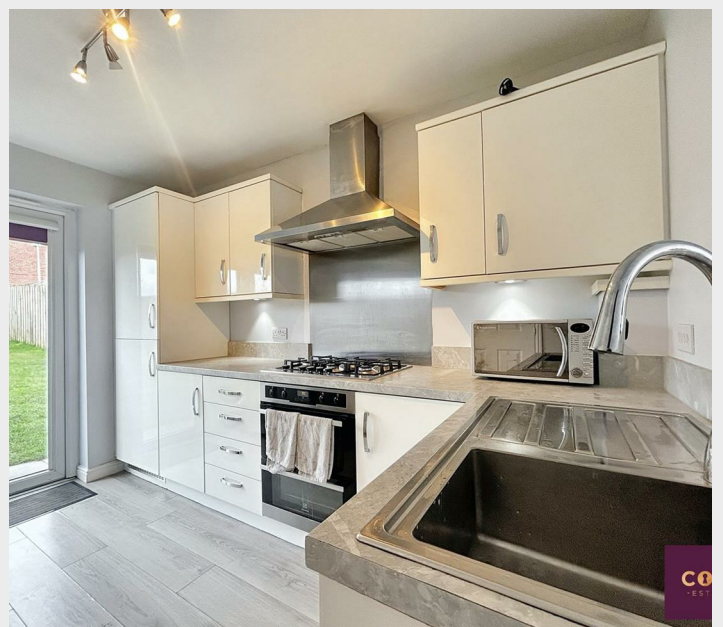
miles away via the M80 motorway and Edinburgh via the M8. The Central Belt and North of Scotland can also be accessed by the M80 motorway.

Home Report Available on Request  
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

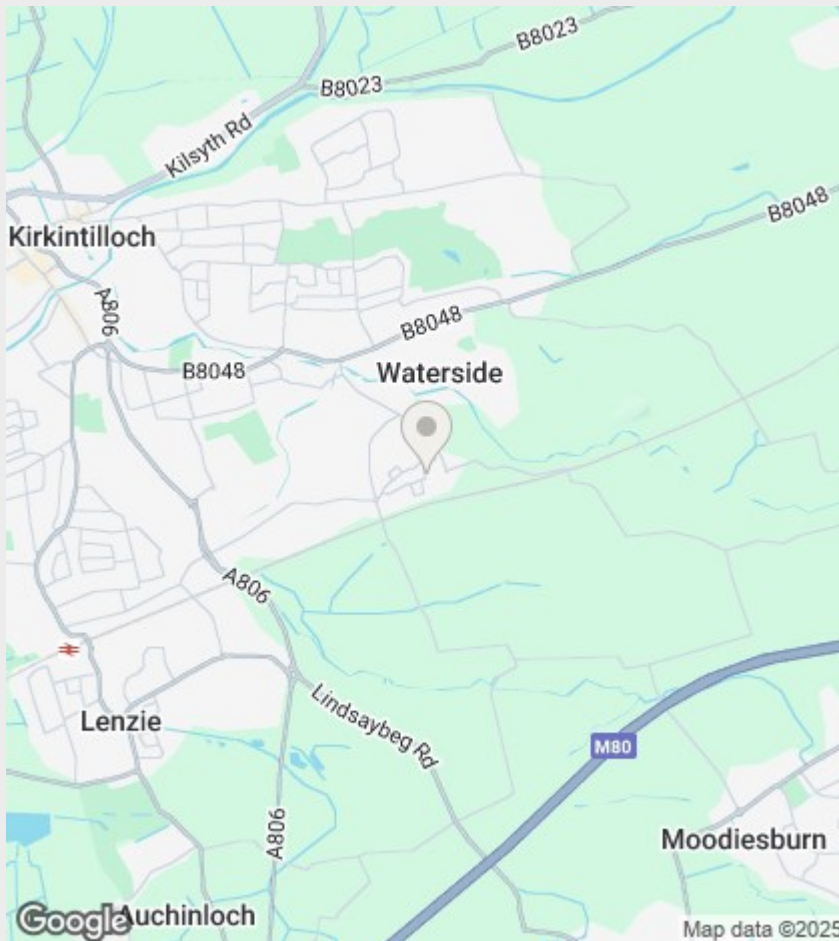












## Directions

## 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	85
(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		

