



## Flat 1-3, 1 Star Mews, Woodilee Village, Lenzie, G66 3NZ

Offers Over £140,000

- \*\*\* Luxury First Floor Apartment \*\*\*
- Open Plan Kitchen/Family/Dining Space
- Private Parking
- EER - B
- Well Presented & Maintained Throughout
- GCH, DG, Utility Cupboard
- Freshly Decorated and New Carpets Throughout
- Double Bedroom with Storage
- Security Door Entry System
- Close to Local Amenities & Transportation Links

# 1 Star Mews, Lenzie G66 3NZ

\*\*\* New To The Market \*\*\* This one bedroom apartment, located on the first floor provides spacious and bright accommodation with a stylish open plan kitchen/living area. Benefits include, private parking & secure door entry. Located within the desirable Woodilee Village, early viewing will be essential. EER - B.



Council Tax Band: C



This beautifully presented, one bedroom luxury apartment is located within a small development of similar properties. Situated within the extremely popular and sought-after Woodilee Village on the periphery of Lenzie, viewing is essential.

This well-appointed and tastefully presented apartment, will undoubtedly appeal to a wide variety of buyers, ranging from first time buyers to those considering down-sizing or even an investor looking for a buy-to-let opportunity. The property is situated within a quiet cul-de-sac position and enjoys a corner position with spectacular views to the countryside to the rear. Accommodation comprises: Entrance hall with built-in utility cupboard and door intercom entry hand set, stylish open plan lounge/dining/kitchen including a number of quality integrated appliances and contrasting worktop, a double bedroom, which has built-in mirror wardrobes. Completing the apartment is the contemporary bathroom with three piece white suite including bath with shower over and window to the rear.

This attractive apartment is further enhanced by gas central heating, PVC double glazed window frames, allocated residents parking space, communal visitor parking and well maintained communal grounds.

Presented in true walk in condition, located on the outskirts of Lenzie; Star Mews is a residential area with a feel of the countryside yet within easy reach of all local amenities. Lenzie train station is nearby, which is ideal for those who commute and Glasgow City Centre is only ten miles away by road via the M80 and M8.

#### Room Dimensions

Hallway

Lounge/Kitchen/Dining - 6.64m x 3.25m

Master Bedroom - 3.23m x 2.97m

Bathroom - 2.09m x 1.98m

Home Report Available on Request

Viewings By Appointment

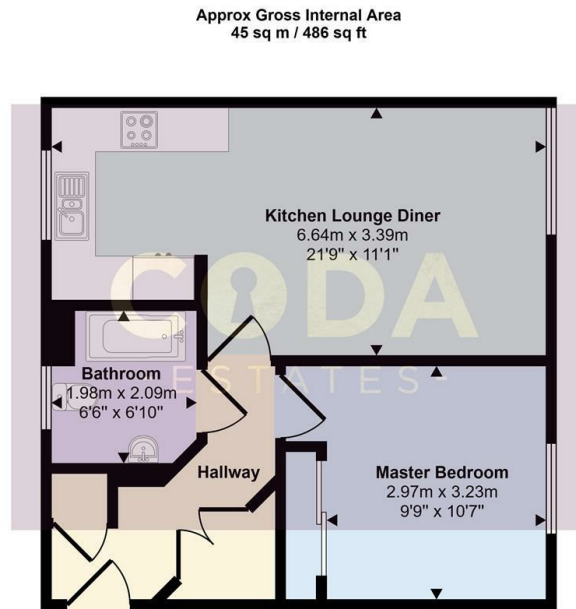
EER - B.

Council Tax Band - C.

Woodilee Village has matured into a safe and family-friendly community, with well-maintained communal gardens and parks, a well-stocked local convenience store and easy access to local country-side walking paths and cycle routes.







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

C

| 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 |         |           |
| Scotland EU Directive 2002/91/EC            |         |           |