



8 Farm Park, Lenzie,, Glasgow, G66 5QL

Offers Over £142,500

- Charming One Bedroom Upper Apartment
- Generous Lounge
- Study/Box Room & Loft Storage
- EER - C
- Fabulous Residential Location
- Attractive Fitted Kitchen
- Private Rear Garden & Ample Residence Parking
- Secure Door Entry System
- Tasteful Shower Room
- Close to All Local Amenities & Transportation Links

8 Farm Park, Glasgow G66 5QL

*** Unexpectedly Back On The Market *** Attractive upper apartment located within a very desirable pocket of Lenzie. The property has been well maintained and presented throughout, benefitting from a double bedroom plus box room (office), private garden and parking. Early viewing is imperative. EER - C



Council Tax Band: C



A most impressive upper cottage flat with private rear garden, well positioned in the heart of Lenzie, close to the railway station and local amenities. This outstanding flat occupies an attractive tree-lined setting.

The accommodation comprises reception hallway which leads off to the lounge, bedroom and study/box room. The lounge is a particularly impressive reception room with outlook to the front of the flat. The fitted kitchen displays a wide range of contemporary units with contrasting worktops and a number of appliances. There is a double size bedroom looking out onto the rear gardens. The study is a most adaptable room which could be alternatively opened to create a much larger lounge, subject to the correct planning permission. The attractive shower room with three piece suite and vanity storage completes the accommodation.

The property is further enhanced by GCH, DG, loft space, private gardens to the rear of the flat and adequate parking.

Room Dimensions

Entrance Hall

Lounge - 4.30m x 3.95m

Kitchen - 3.25m x 2.30m

Bedroom - 3.40m x 3.00m

Study/Box Room - 2.97m x 1.85m (at widest point)

Shower Room - 2.00m x 2.00m

Farm Park is a lovely location, close to Lenzie cross. Lenzie has an excellent range of amenities including local shops and mainline Edinburgh-Glasgow railway station within walking distance. Glasgow City Centre can be reached via the new Stepps motorway link in approximately ten to fifteen minutes. There are some excellent, well quoted Primary and Secondary Schools within the Lenzie area and a number of quality golf courses. The village also boasts a range of essential shops, a chemist, restaurants and services.

Home Report Available on Request

EER - C

Viewings Strictly By Appointment





Approx Gross Internal Area
44 sq m / 478 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.



Directions

Viewings

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

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC	