



## 32 Farm Wynd, Lenzie, Glagsow, G66 3RE

Offers Over £295,000

- \*\*\* Attractive Family Property \*\*\*
- Beautifully Presented & Maintained
- DG, GCH & Driveway
- EER - C
- 3 Bedroom Detached
- Utility Room & Downstairs w/c
- South Facing Rear Garden
- Master Bedroom Ensuite
- Adequate Storage Including Loft Space
- Close To All Local Amenities & Transportation Links

# 32 Farm Wynd, Glasgow G66 3RE

"The Elgin" provides excellent family accommodation over two levels. Located within the attractive Woodilee Village development, this Persimmon Home provides 3 bedrooms (Master en-suite), open plan Dining Kitchen, Utility Room and additional w/c. Maintained to an exceptional standard throughout. EER - C



Council Tax Band: E



Exclusive to the market is this well-proportioned detached villa located in the Woodilee Village area of Lenzie. This property is within the Persimmon Homes phase of the Woodilee Village development, close to all local amenities. The property is set in a delightful leafy residential area, surrounded by beautiful countryside, with Lenzie train station nearby, which is ideal for those who commute. In addition, Woodilee Village has excellent road links to Glasgow, Stirling and Edinburgh via the M80 and M8 motorways.

Enjoying an excellent position this home offers perfect family accommodation. The present owners have maintained and presented the home to an impeccable standard throughout and early viewing is imperative.

This immaculate property boasts accommodation over two levels, comprising a bright and welcoming reception hall, family lounge located to the front, contemporary open plan dining kitchen with French doors leading to the rear garden, a useful utility room with further storage and a side door to the driveway. On the ground floor you will also find a very chic w/c and a large cupboard under the staircase.

The upper landing gives access to all remaining rooms. The master bedroom is located to the front and benefits from ensuite shower facilities. The other 2 bedrooms are almost equal in size, both having windows over looking the rear garden. The house bathroom is fully tiled and well presented. The attic space has been floored and a pull down loft ladder has been installed

The current owners have created a versatile outside space. The decked area is perfectly positioned to enjoy the southerly aspects of the home. This property also benefits from a driveway providing parking for 2 vehicles. The south facing rear garden is fully enclosed and provides a ideal space for both children and pets.

#### Room Dimensions

Entrance Hallway -  
Lounge - 3.76m x 3.45m  
Dining Kitchen - 5.39m x 2.71m  
Utility Room - 1.82m x 1.75m  
Downstairs w/c - 1.72m x 1.28m

Master Bedroom - 3.46m x 3.18m  
Ensuite - 1.77m x 1.52m  
Bedroom 2 - 2.74mx 2.69m  
Bedroom 3 - 2.74m x 2.59m  
Bathroom - 1.96m x 1.63m

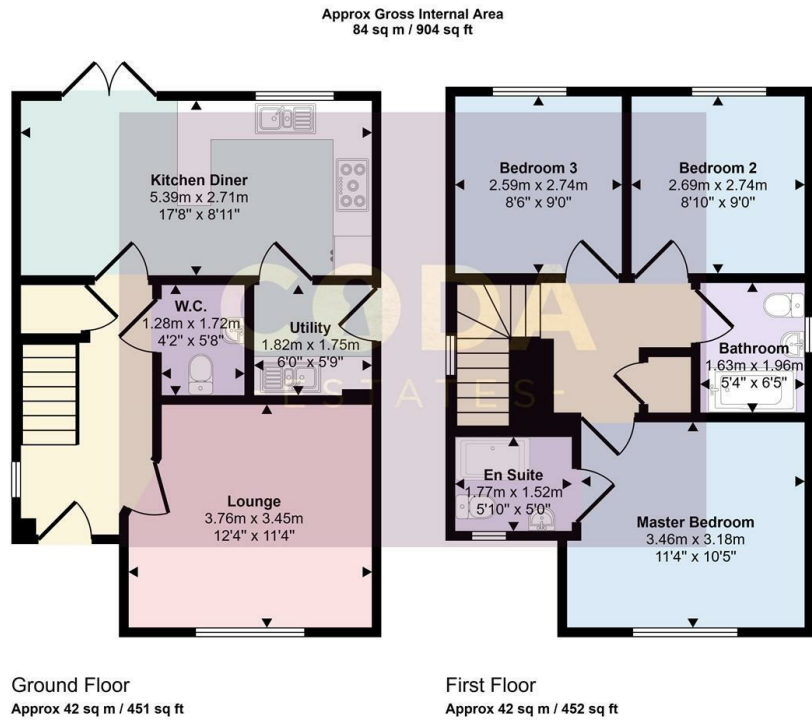
Home Report Available on Request  
Viewings By Appointment  
EER - C  
Council Tax Band - E

The Woodilee Village development 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.

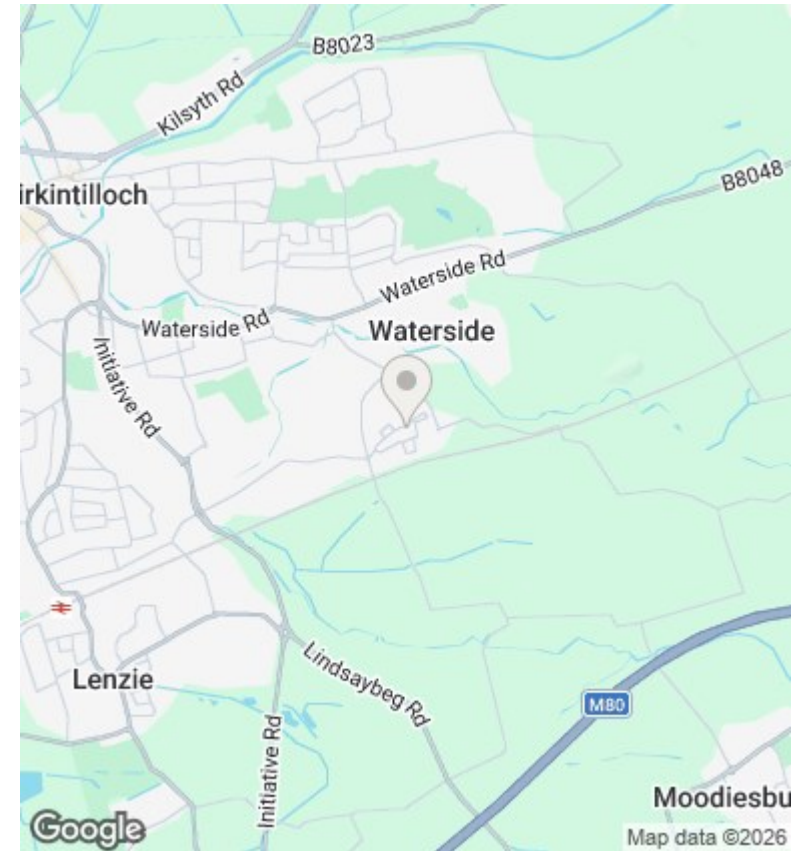
CODA Estates provide a free valuation service. If you are considering selling your own home please telephone 0141 775 1050.







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

E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	85
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	EU Directive 2002/91/EC	