



2/1, 56 Farm Wynd, Woodilee Village, Lenzie, G66 3RE

Offers Over £174,995

- *** Stylish Top Floor Accommodation ***
- Well Appointed Kitchen
- Adequate Storage, Private Loft Space & Secure Door Entry
- EER - C
- Well Maintained & Presented Throughout
- 2 Double Bedrooms
- GCH, DG, Resident & Visitor Parking
- Spacious Lounge/Dining Room
- Contemporary Bathroom with Thermostatic Shower
- Close To Local Amenities

56 Farm Wynd, Lenzie G66 3RE

Fabulous second floor apartment within a small development of similar properties. Finished and presented to an high standard throughout, this property will appeal to a number of buyers. Contemporary accommodation with residence parking, loft space, spectacular views and secure door entry. Early viewing is strongly recommended. EER - C



Council Tax Band: D



Modern two bedroom second floor apartment within a small block of similar properties, situated in the extremely popular and sought-after Woodilee Village.

This well-appointed and tastefully presented apartment, will undoubtedly have wide appeal, ranging from the first time buyer to those considering down-sizing or an investor looking for a buy-to-let opportunity. With a top floor position, the property boasts a stunning open outlook and benefits from generous loft space. Located within a quiet pocket, early viewing is recommended for full appreciation of the apartment

Accommodation comprises: Entrance hall with two built-in storage cupboards and door intercom entry hand set. Spacious lounge/dining room with large window to the front providing spectacular views towards the Campsie Fells. Contemporary kitchen with a number of built in appliances, ample base and wall mounted units and two spacious double bedrooms, both situated to the rear, Completing the apartment is the stylish bathroom with three piece white suite including bath with thermostatic shower over. 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 areas and grounds.

Presented in true walk in condition, located on the outskirts of Lenzie; Farm Wynd is a residential area 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 - 4.00m x 1.25m

Lounge - 5.00m x 3.40m

Dining Kitchen - 2.75m x 2.55m

Master Bedroom - 3.65m x 3.00m

Bedroom 2 - 3.65m x 2.80m

Bathroom - 2.10m x 2.05m

Home Report Available on Request

Viewings By Appointment

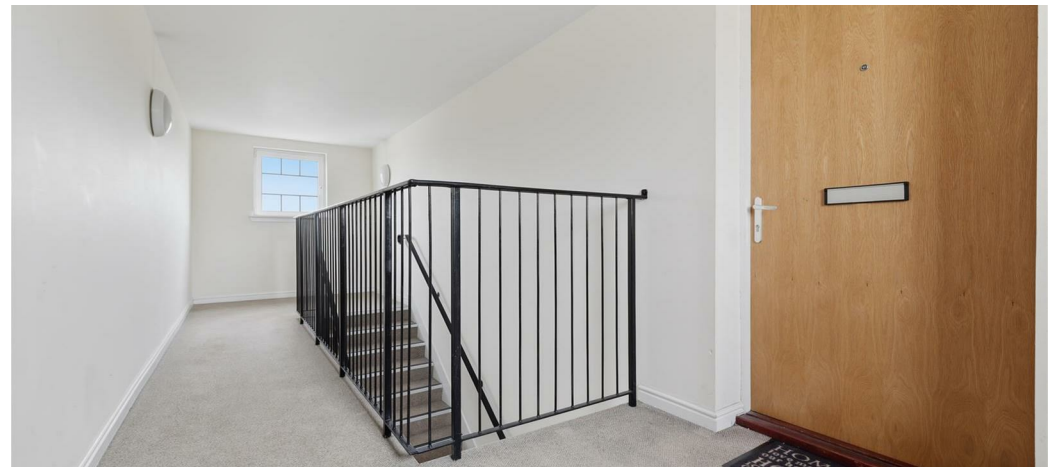
EER - C

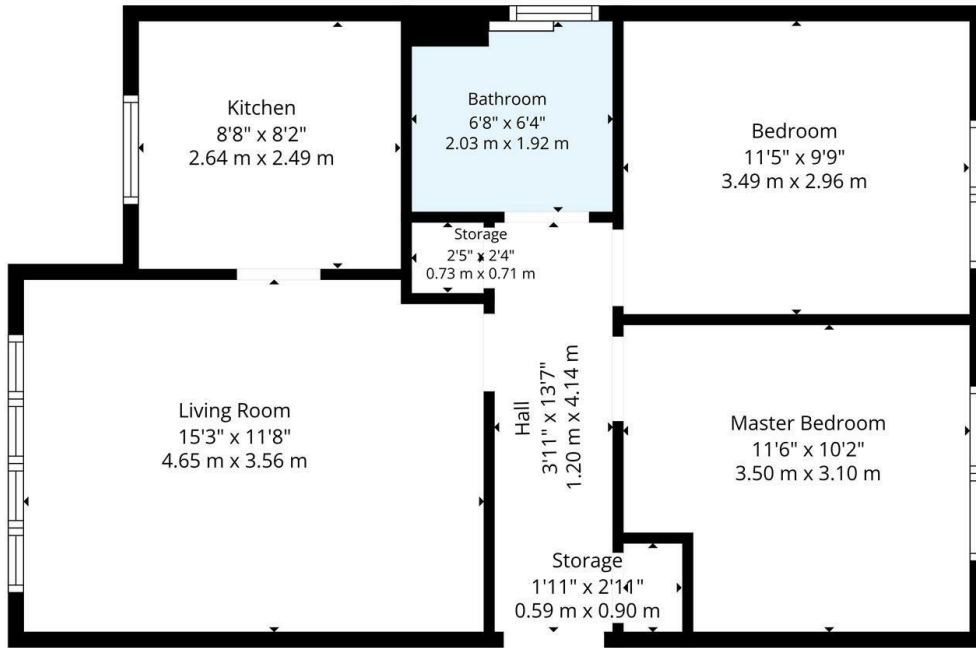
Council Tax Band - D

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.

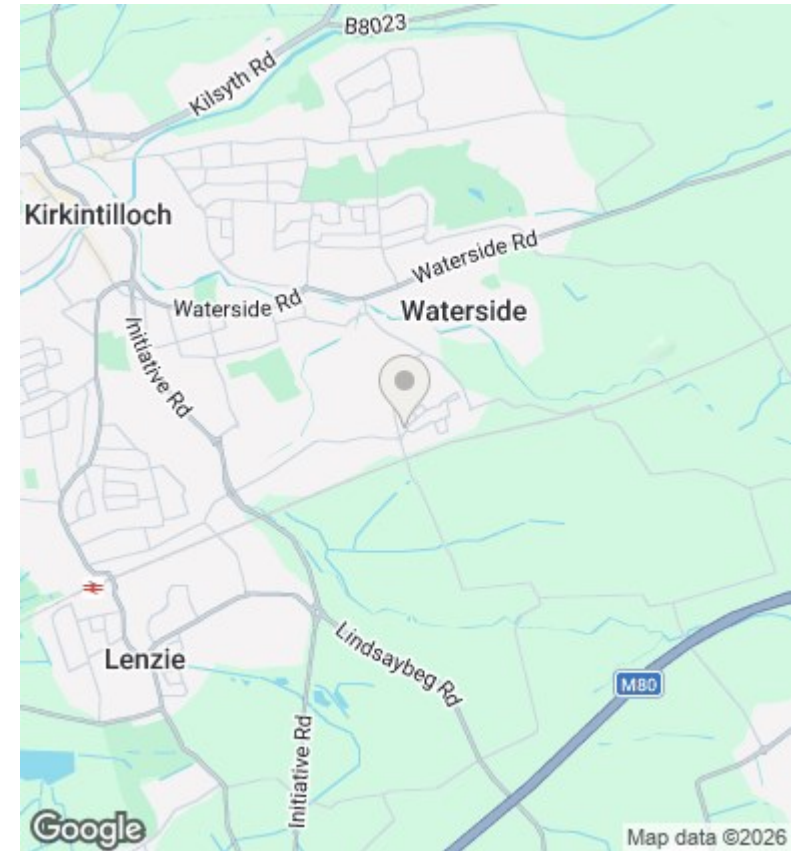
CODA Estates provide a free valuation service. If you are considering selling your own home please telephone 0141 775 1050.







TOTAL: 590 sq. ft, 55 m2
 1st floor: 590 sq. ft, 55 m2
 EXCLUDED AREAS: STORAGE: 12 sq. ft, 2 m2, WALLS: 52 sq. ft, 5 m2
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Directions

Viewings

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

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(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	