



## 1-2 2 Farmers Gate, Woodilee Village, Kirkintilloch, G66 3RD

Offers Over £167,500

- Stylish First Floor Apartment
- 2 Double Bedrooms
- Adequate Storage & Secure Door Entry
- EER - B
- Well Maintained & Presented Throughout
- Tasteful Bathroom with Over The Bath Thermostatic Shower
- GCH, DG, Ample Private & Resident Parking
- Spacious Front Facing Lounge with Attractive Kitchen Off
- Well Maintained Communal Areas - Fully Factored
- Close To Local Amenities & Transportation Links

# 1-2 2 Farmers Gate, Kirkintilloch G66 3RD

Preferred first floor apartment within a small development of similar properties. Finished and presented to a high standard throughout this property will appeal to a number of buyers. Contemporary accommodation with private residence parking, GCH, DG, joyous views towards the Campsie Fells and secure door entry. Early viewing will be imperative EER - E



Council Tax Band: D



Attractive two bedroom first 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. The property boasts an open outlook, 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. Stylish 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, Farmers Gate 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 - 3.98m x 1.19m

Lounge - 4.78m x 3.49m

Kitchen - 2.79m x 2.43m

Master Bedroom - 3.55m x 3.08m

Bedroom 2 - 3.55m x 2.84m

Bathroom - 2.03m x 1.94m

Home Report Available on Request

Viewings By Appointment

EER - B

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.

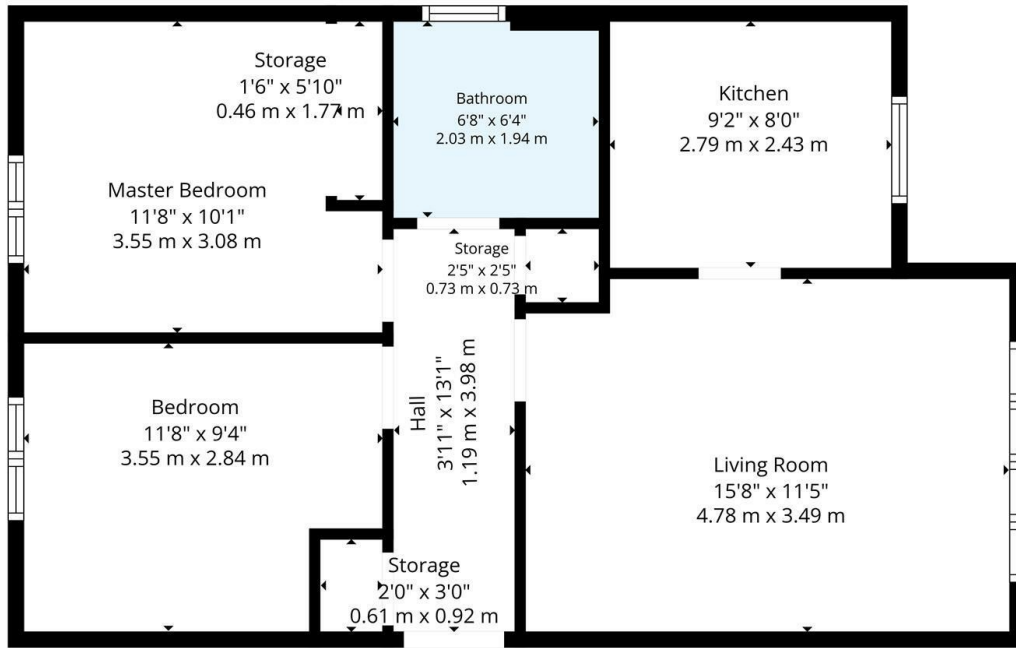


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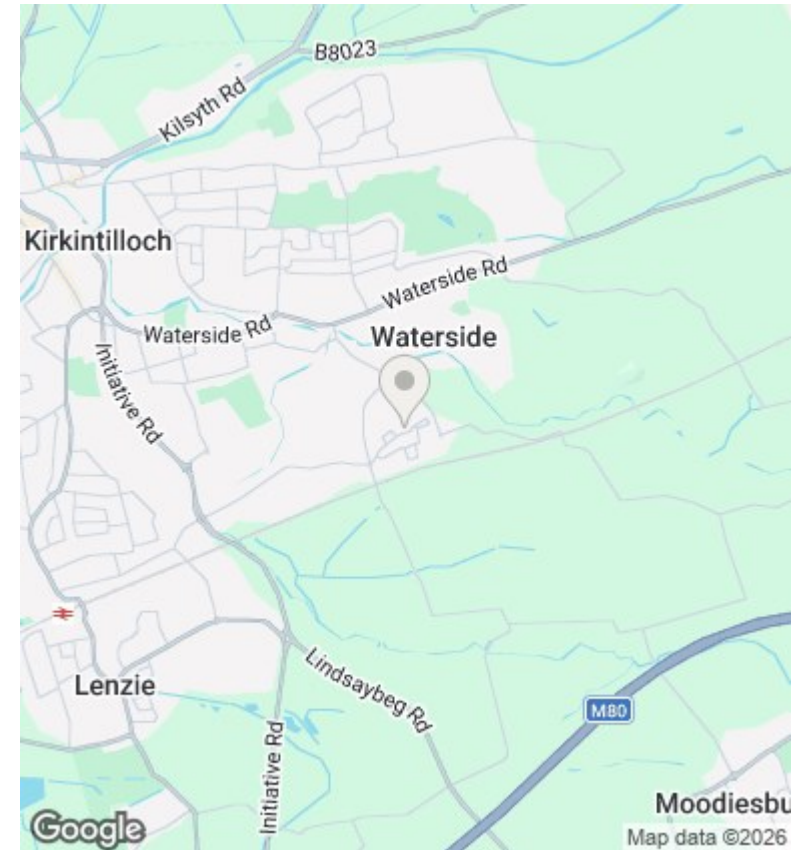


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**TOTAL: 580 sq. ft, 54 m<sup>2</sup>**  
 1st floor: 580 sq. ft, 54 m<sup>2</sup>  
 EXCLUDED AREAS: STORAGE: 21 sq. ft, 3 m<sup>2</sup>, WALLS: 52 sq. ft, 5 m<sup>2</sup>  
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



## Directions

## Viewings

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

## Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	82
(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		
<b>Scotland</b>	EU Directive 2002/91/EC	