



## 0/1, 7 Farm Wynd, Woodilee Village, Lenzie, G66 3RJ

Offers Over £170,000

- Luxury Ground Floor Apartment
- Tastefully Finished & Presented Throughout
- Allocated Parking and Ample Visitor Parking
- EER - B
- Master Bedroom Ensuite
- Stylish Bathroom
- Popular Residential Development
- Open Plan Lounge/Dining/Kitchen
- Secure Door Entry
- Close To All Local Amenities & Transportation Links

## 7 Farm Wynd, Lenzie G66 3RJ

\*\*\* New Price\*\*\* Enjoying a preferred ground floor position within the popular Woodilee Village development, this stylish apartment offers generous living space with the master bedroom boasting ensuite facilities. Set in a peaceful, sought-after location with easy access to local amenities and transport links, this home is ideal for first-time buyers, those downsizing, or professionals alike. EER - B



Council Tax Band: D



The current owner has created a wonderful living environment, finished and presented to a high specification throughout. Early viewing is strongly advised as this property will appeal to an array of buyers.

The luxury flat is located on the ground floor. Accommodation comprises of inviting reception entrance hallway which leads to all apartments. The magnificent open plan lounge/kitchen/dining area is a generous size with plenty of natural light to fill the room. The kitchen is well appointed with a number of quality integrated appliances, ample base and wall mounted storage and ample work surface space. The master bedroom is well proportioned and boasts an en-suite shower room. The second bedroom is a comfortable single room with window over looking the car park. The attractive house bathroom completes the home.

Further enhancing the property is gas central heating, double glazing, a secure door entry system, and allocated residents parking.

#### Room Dimensions

Entrance Hallway

Kitchen/Lounge/Dining Area - 7.48m x 3.29m

Master Bedroom - 3.58m x 2.58m

Ensuite - 2.12m x 1.38m

Bedroom 2 - 2.55m x 2.28m

Bathroom - 2.17m x 1.64m

#### Location

Enjoying a peaceful setting with lovely open aspects to the front, and perfectly positioned within easy reach of excellent schools, amenities, and transport links, This flat combines comfort, convenience, and an enviable location within a popular residential pocket – perfect for professionals, downsizers, or first-time buyers.

Early viewing is highly recommended.

Home Report Available on Request

Council Tax - East Dunbartonshire Band D

EER - B

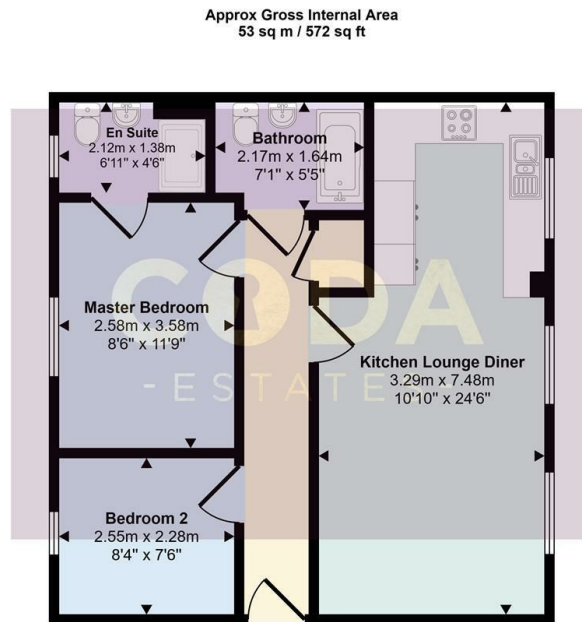
Viewings Strictly By Appointment

If you are interested in viewing this property, please contact our offices direct on 0141 775 1050. Property to sell? One of our expert team would be happy to provide you with a free valuation and we can discuss our selection of professional selling packages



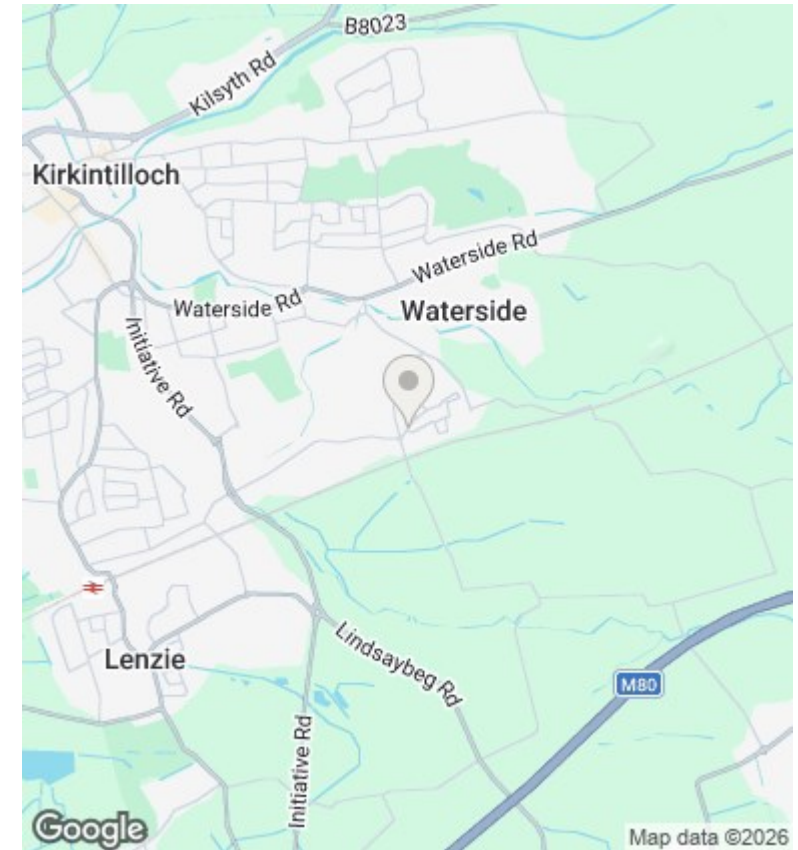






Floorplan

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

D

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 81                      | 81        |
| (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 |           |