



Flat 0-1, 10 Rutherford Drive, Lenzie, Woodilee Village, G66 3US

Offers Over £210,000

- Ground Floor Luxury Apartment
- Spacious Lounge with Dedicated Dining Space
- Stylish Shower Room
- Secure Door Entry System EER - C
- Located Within an Elegant Victorian Sandstone Building
- Attractive Open Plan Kitchen
- Landscaped Communal Gardens, Designated Private Parking, GCH & DG
- Exceptional Apartment with Tasteful Contemporary Decor
- Double Bedroom with Built - In- Storage
- Close to All Local Amenities & Transportation Links

10 Rutherford Drive, Woodilee Village G66 3US

Enjoying a peaceful setting within the highly desirable Woodilee Village in Lenzie, this palatial ground floor apartment forms part of a striking Victorian sandstone conversion and offers an ideal blend of character, space and modern comfort. Perfect for a young professional, downsizers or buyers seeking a low-maintenance lifestyle, the home features bright, well-proportioned accommodation along with attractive communal gardens and private resident parking, all within easy reach of local amenities and transport links to Glasgow. EER - C



Council Tax Band: D



Located on the ground floor of the James Salmon building and with an elevated view at one side the property, this one bedroom flat enjoys excellent proportions and an appealing layout. The front door opens into a welcoming reception hallway with access to all of the apartments. The lounge is a wonderful bright room with large windows on two elevations and further boasts high ceilings and picture rail detail. The kitchen sits open plan to the lounge and is fitted with a range of attractive base and wall mounted units and feature lighting. The kitchen incorporates an integral double oven, hob, slimline dishwasher, washer dryer and a separate fridge and freezer. The bedroom, while still on the ground level, enjoys an elevated position externally thanks to the natural contours of the site. The bedroom has a wonderful outlook through large windows towards the Campsie Hills and benefits from stylish built in wardrobes. The salubrious shower room is another surprisingly spacious room and is very well appointed. with rain water style and hand held shower head, attractive vanity storage and a heated ladder towel rail. The flat has gas central heating and traditional style sash and case double glazing throughout.

Externally, the property sits in an attractive landscaped development. There is an allocated parking space next to the front door.

Room Dimensions

Entrance Hallway - 2.97m x 1.40m

Lounge/Dining Area - 5.32m x 4.78m

Kitchen - 3.36m x 1.56m

Bedroom - 3.84m x 3.31m

Shower Room - 2.80m x 1.97m

Location

This exceptional apartment offers a rare opportunity to acquire a stylish home within a characterful conversion in the sought-after Woodilee Village, well

placed for local amenities, transport links and schooling in nearby Lenzie and Kirkintilloch.

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.

Home Report Available on Request

EER - C

Council Tax; East Dunbartonshire Band D

Viewings Strictly By Appointment

If you are interested in viewing this property please contact the office directly on 01417751050. If you are planning to sell a property one of our expert valuers shall happily visit your home and provide you with a free valuation and we can discuss our selection of professional selling packages.



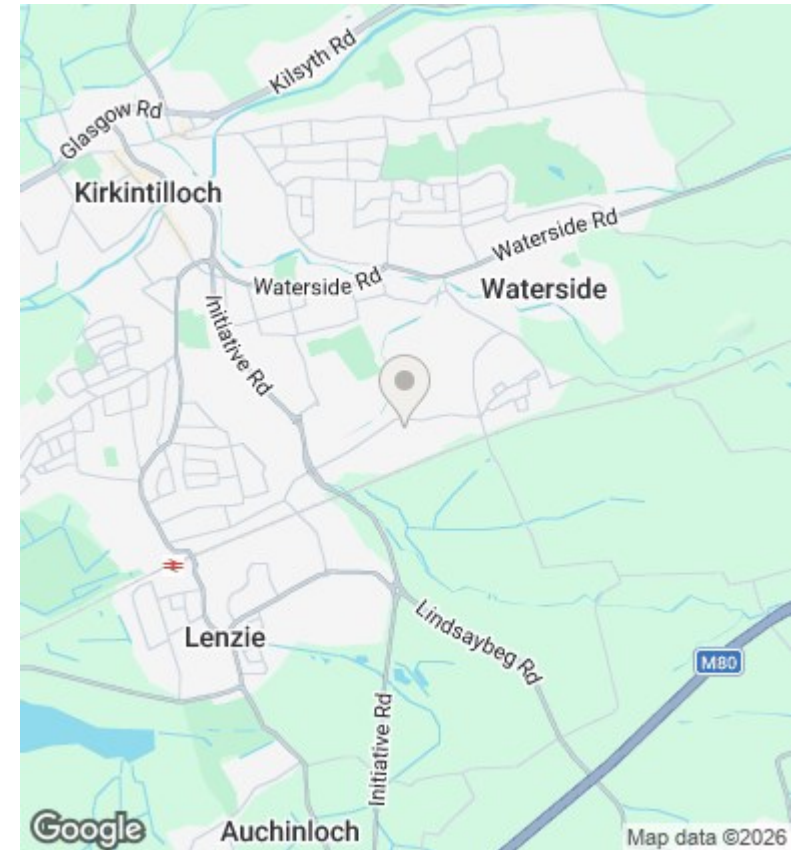


Approx Gross Internal Area
58 sq m / 620 sq ft



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

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	