



2/2, 2 Farmers Gate, Woodilee Village, Glasgow, G66 3RD

Offers Over £170,000

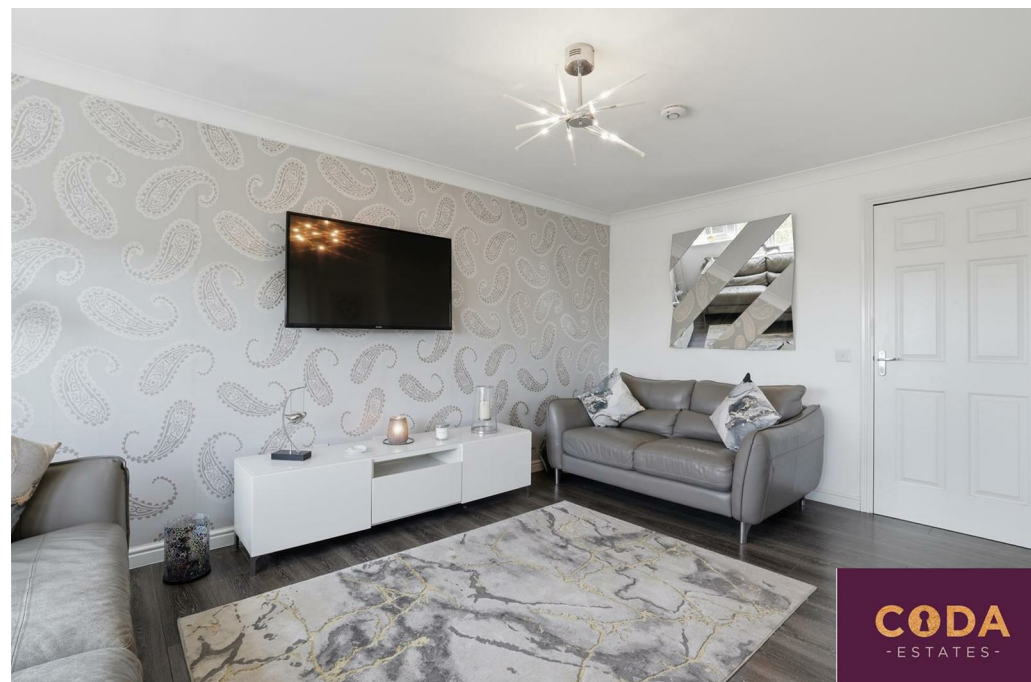
- *** Stylish Second Floor Luxury Apartment ***
- 2 Double Bedrooms
- Well Maintained Communal Areas
- EER -
- Well Maintained & Presented Throughout
- Contemporary Bathroom with Thermostatic Shower
- GCH, DG, Resident & Visitor Parking
- Spacious Lounge and Well Appointed Kitchen
- Adequate Storage, Loft Space & Secure Door Entry
- Close To Local Amenities

2 Farmers Gate, Glasgow G66 3RD

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



Council Tax Band: D



Immaculate, 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, 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 - 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

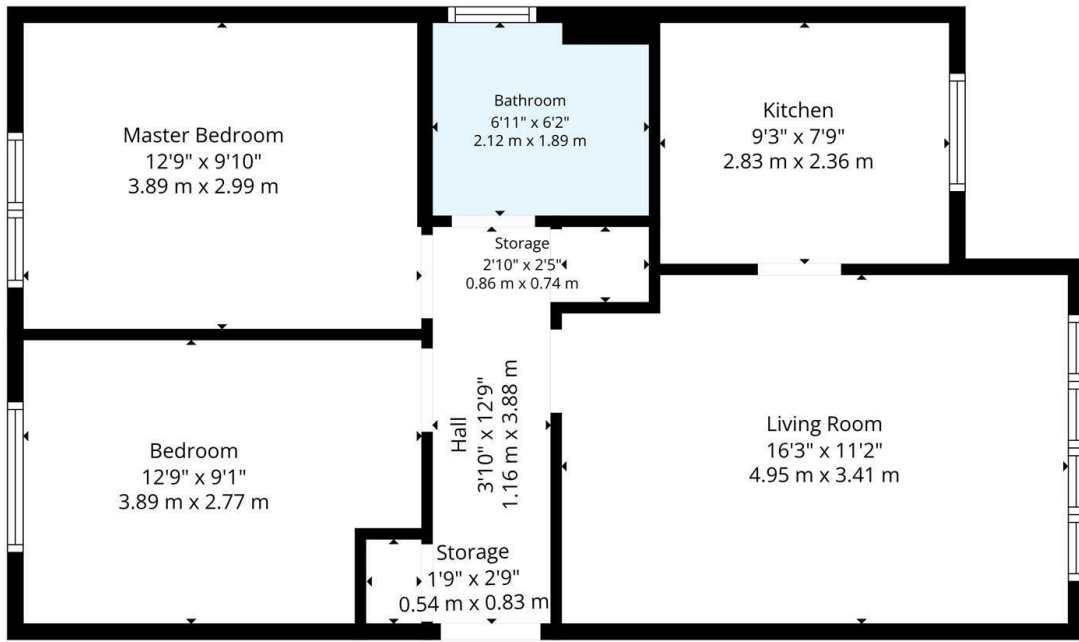
EER -

Council Tax Band -

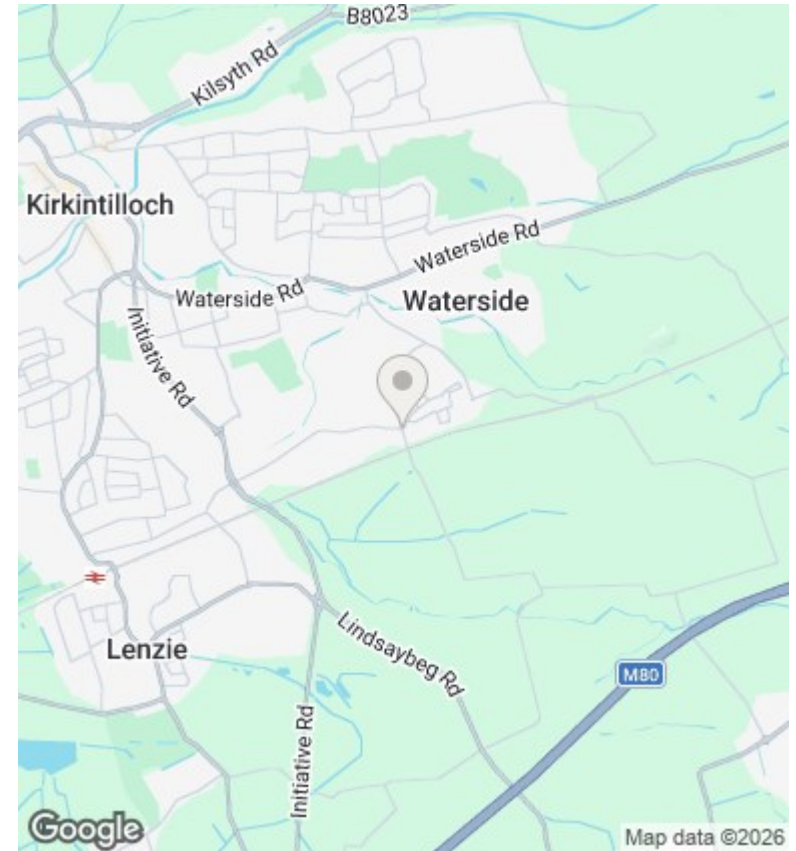
The Woodilee Village development has matured into a safe and family-friendly community, with well-maintained communal gardens and parks, a well-stocked local convenience store and easy access to local country-side walking paths and cycle routes.







TOTAL: 602 sq. ft, 56 m2
 1st floor: 602 sq. ft, 56 m2
 EXCLUDED AREAS: STORAGE: 12 sq. ft, 1 m2, WALLS: 54 sq. ft, 6 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	