

1/2, 10 Rutherford Drive, Lenzie, G66 3US

Offers Over £299,995

- First floor position within an elegant converted Victorian sandstone building
- Exceptional interior condition with tasteful contemporary décor
- Modern kitchen fitted with a range of units and built-in appliances
- Principal bedroom complemented by a private en-suite shower room
- Residents' landscaped gardens and designated private parking, with gas central heating and double glazing throughout
- Located in the desirable Woodilee Village development in Lenzie
- Generous living room with dedicated dining space
- Two well-proportioned double bedrooms
- Stylish four-piece bathroom including separate bath and shower enclosure
- Energy efficiency rating - C

# 10 Rutherford Drive, Lenzie G66 3US

Enjoying a peaceful setting within the highly desirable Woodilee Village in Lenzie, this exceptional first floor apartment forms part of a striking Victorian sandstone conversion and offers an ideal blend of character, space and modern comfort. Perfect for professional couples, 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.



Council Tax Band: E



Set within the highly coveted Woodilee Village development in Lenzie, this beautifully presented first floor apartment forms part of an impressive Victorian sandstone conversion, combining charming period character with modern contemporary living.

The property is presented in immaculate condition throughout and retains a number of attractive original features, creating a stylish and welcoming home with generous proportions.

The accommodation comprises a large entrance hallway leading to a bright and spacious lounge with ample room for dining, providing an excellent space for both relaxing and entertaining. The property further benefits from an impressive fitted kitchen, well appointed with a range of modern base and wall mounted units and a selection of integrated appliances.

There are two well-proportioned double bedrooms, both offering excellent storage and space. The principal bedroom benefits from a modern en-suite shower room, while a luxurious four-piece family bathroom with separate bath and shower completes the accommodation.

Externally, residents enjoy access to well-maintained shared garden grounds together with the convenience of private allocated parking.

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.

#### Location

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 E

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.



## Directions

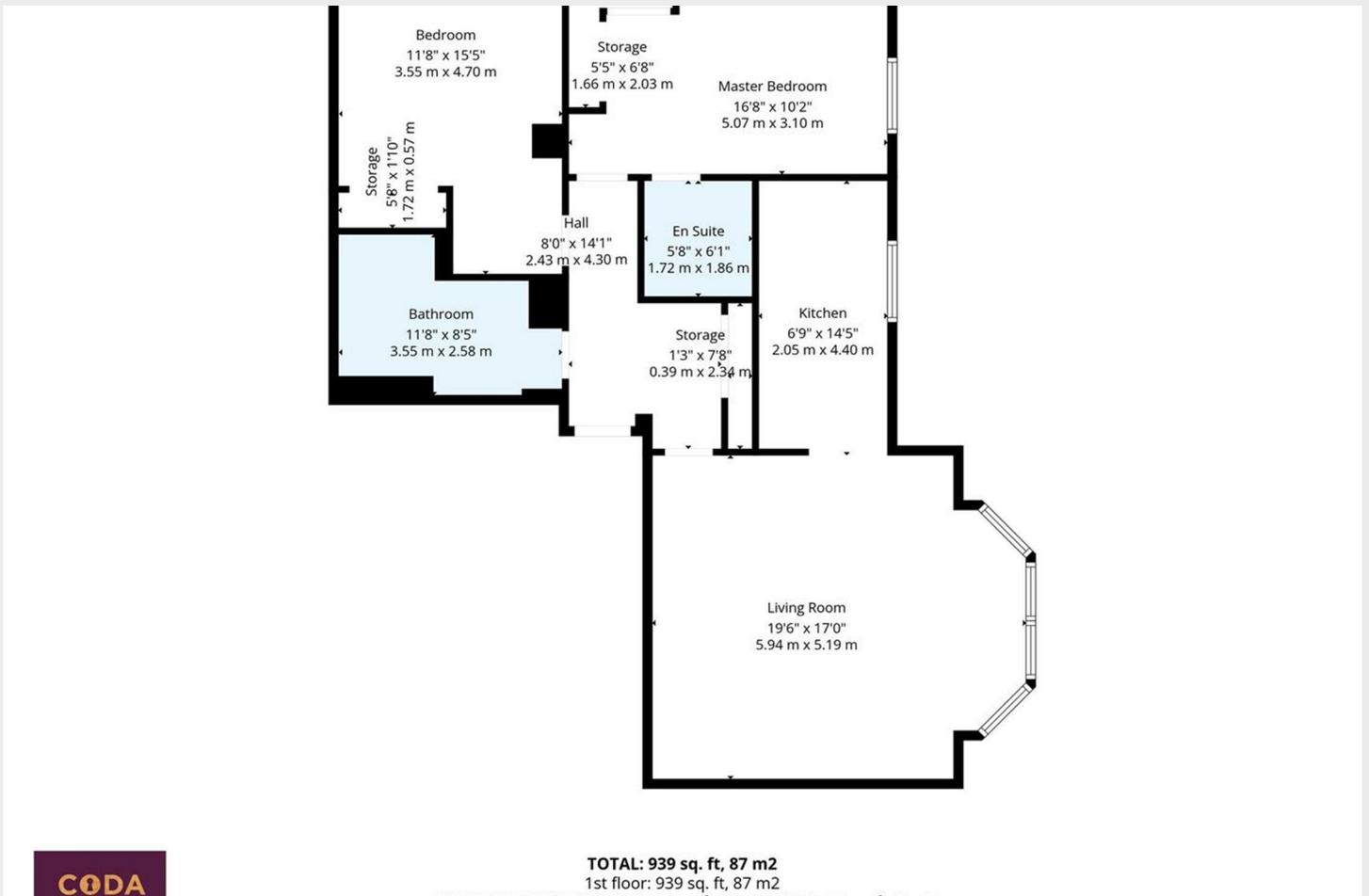
## Viewings

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

## EPC Rating:

C

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



**CODA**