



**CODA**  
- ESTATES -

OFFERS OVER

**£137,500**

## 2 FARMERS GATE, LENZIE G66 3RD

Modern first 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 residence parking and secure door entry. Early viewing is strongly recommended. EER - B

- \*\*\* Stylish First Floor Property \*\*\*
- Spacious Bright Lounge
- Contemporary Kitchen with Appliances
- 2 Double Bedrooms





## FULL DESCRIPTION

Beautifully presented, two bedroomed first floor apartment within a small block of similar properties, situated in the extremely popular and sought-after Woodilee Village on the periphery of Lenzie.

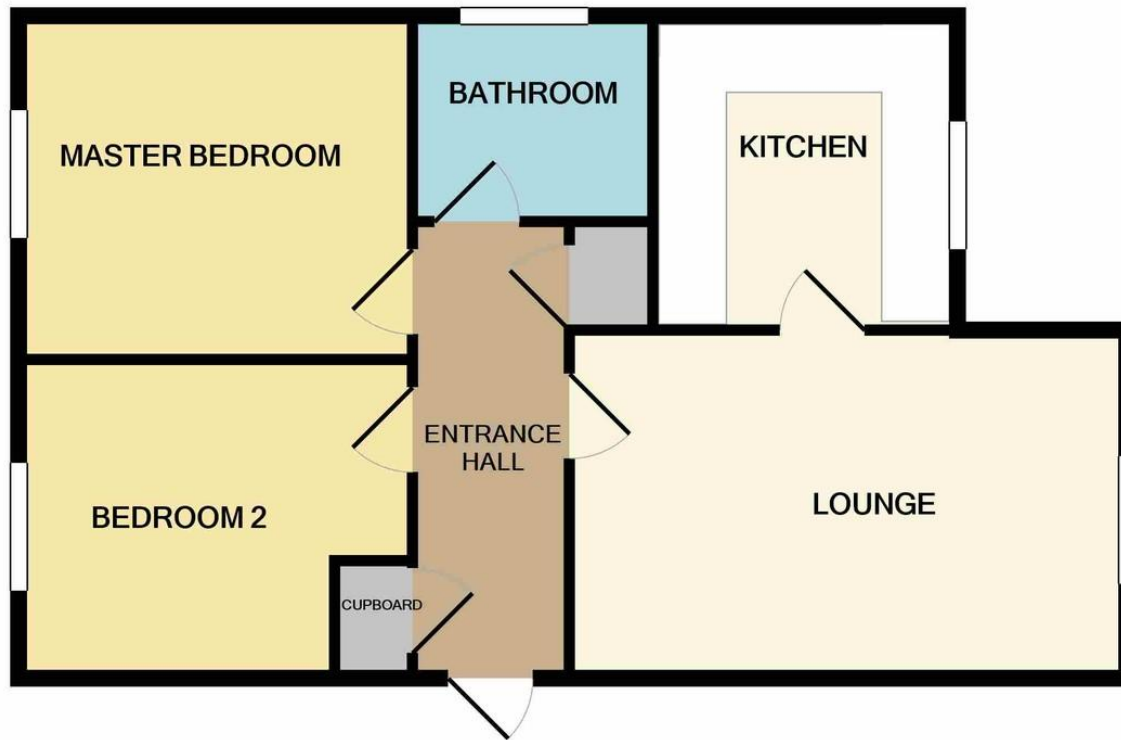
This well-appointed and tastefully presented apartment, will undoubtedly have wide appeal, ranging from the first-time buyer to those considering down-sizing or even an investor looking for a buy-to-let opportunity. With a first floor position, the property is situated within a quiet pocket and early viewing is recommended for full appreciation.

The apartment comprises: Entrance hall with two built-in storage cupboards and door intercom entry hand set, spacious lounge with large window to the front, contemporary kitchen with a number of appliances, two spacious double bedrooms, both situated to the rear. Completing the apartment is the 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, located on the outskirts of Lenzie; 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.







TOTAL APPROX. FLOOR AREA 575 SQ.FT. (53.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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