



21 Lion Mews, Woodilee Village, Lenzie G66 3QY

- *** Luxury Ground Floor Apartment ***
- Tremendous Specification Throughout
- Master Bedroom Ensuite

Luxury ground floor apartment within a small development of similar properties. Finished and presented to an exceptional throughout this property will appeal to a number of buyers. Open plan living/dining area, master bedroom ensuite and utility cupboard. Early viewing is essential. EPC - C

OFFERS OVER

£150,000



PROPERTY DESCRIPTION

Beautifully presented, two bedroomed ground 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 preferred ground floor position, the property is situated within a quiet cul-de-sac position and enjoys a corner position. Early viewing is recommended for full appreciation of the property.

The accommodation comprises: Entrance hall with two built-in cupboards, one of which is a utility cupboard and door intercom entry hand set, spacious open plan lounge/dining/kitchen including, two double bedrooms, both of which have built-in wardrobes and the master bedroom boasts an ensuite shower room. Completing the apartment is the bathroom with three piece white suite including bath with 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 grounds.

Presented in true walk in condition, located on the outskirts of Lenzie; Lion Mews is a residential area with a feel of the countryside yet 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

Lounge/Dining/Kitchen - 7.15m x 3.35m

Master Bedroom - 3.50m x 2.55m

Ensuite - 2.20m x 1.80m



Bedroom 2 - 3.95m x 2.55m

Bathroom - 2.10m x 1.80m

Utility Cupboard

Hallway

Home Report Available on Request

Viewings By Appointment

EER - C

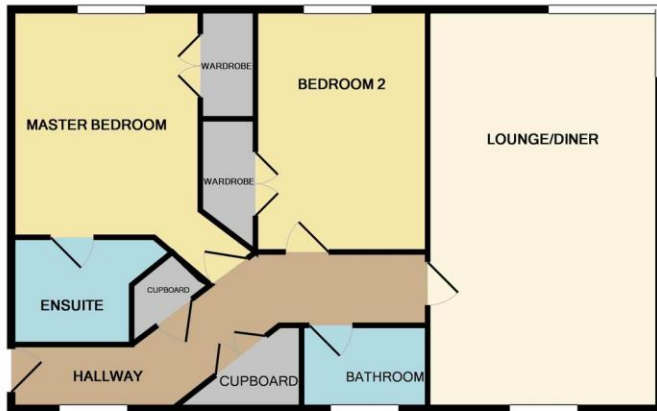
Council Tax Band - D



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.



FLOORPLAN



TOTAL APPROX. FLOOR AREA 878 SQ.FT. (81.6 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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