



20 Corn Mill Road, Lenzie, Glasgow, G66 3TL

Fixed Asking Price £260,000

- Beautiful 3 Bedroom End Terrace
- Bright spacious Lounge
- Master Bedroom En-suite
- Large level corner plot with South facing decked area
- Close to local amenities
- Presented to An Exceptional Standard Throughout
- Well Appointed Dining Kitchen
- Downstairs WC and ample storage throughout
- 2 Dedicated parking spaces
- EER - C

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This is a spacious, 3 bedroom (master ensuite), end terraced property. maintained and presented to an exceptional standard throughout. Occupying an attractive corner plot within this Miller Homes development, early viewing is strongly advised.



Council Tax Band: E



Offered to the market in true walk-in condition is this well-proportioned, 3 bedroom end terrace property, located in the Woodilee Village area of Lenzie. This property is within the Miller Homes phase of the development, close to all local amenities. Occupying a corner plot location within the delightful residential area, surrounded by beautiful countryside, with Lenzie train station nearby, which is ideal for those who commute. In addition, Woodilee Village has excellent road links to Glasgow, Stirling and Edinburgh via the M80 and M8 motorways.

This immaculate property comprises, welcoming reception hallway, spacious family lounge, and contemporary fitted kitchen dining room. The kitchen houses a number of quality integrated appliances, a range of floor and wall mounted units and dining area. The private garden space can be accessed through french doors at the rear of both the lounge and kitchen. On the ground floor you will also find a very spacious and convenient w/c .

The upper landing gives access to all the remaining accommodation. The spacious master bedroom, replete with bespoke built in storage, is located to the front of the property with a contemporary en-suite shower room. There are two further bedrooms, both with integral storage, and the bright, family bathroom completes this lovely home.

The garden plot is fully enclosed, providing an ideal space for both children and family pets with a south facing, decked area offering a relaxing spot to enjoy those long summer evenings. The property also benefits from 2 dedicated parking spaces.

Room Dimensions

Entrance Hallway

Lounge - 5.38 x 2.95m

Kitchen Dining - 5.39 x 2.62m

W/c - 1.98 x 1.16m

Master Bedroom - 4.25 x 2.58m

En-suite - 2.06 x 1.59m

Bedroom 2 - 3.53 x 2.63m

Bedroom 3 - 2.65 x 1.70m

Bathroom - 1.93 x 1.79m

Upper Hallway

Home Report Available on Request

Viewings By Appointment

EER - C

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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.

Property to sell? One of our award winning team would be happy to 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			91
(81-91) B		80	
(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	

Approx Gross Internal Area
85 sq m / 914 sq ft



Floor
sq m / 454 sq ft

First Floor
Approx 43 sq m / 460 sq ft

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.