



9 Corn Mill Road, Woodilee Village, Lenzie, G66 3TL

Fixed Asking Price £240,000

- *** Desirable Residential Location ***
- Open Plan Kitchen/Dining Area with French Doors
- Downstairs w/c and Large Storage Cupboard
- EER - C
- Miller Home - 3 Bedroom Mid-Terrace
- Formal Reception Lounge
- South West Facing Rear Garden Plot
- Maintained and Presented to an Exceptional Standard Throughout
- Master Bedroom Ensuite
- Private Parking

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*** Similar Properties Urgently Required For Waiting Buyers *** Attractive 3 bedroom mid terrace property within a desirable pocket of Woodilee Village. This well appointed Miller Home has been maintained and presented making early viewing essential. Featuring an open plan kitchen/dining area, master bedroom ensuite, additional downstairs w/c, ample parking and landscaped garden grounds. EER - C



Council Tax Band: E



Exclusive to the market is this 3 bedroom mid 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. The property is set in a 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.

Enjoying an excellent position this home offers perfect family accommodation over 2 levels. The present owners have maintained and presented the home to an impeccable standard throughout and early viewing is imperative.

This immaculate property comprises, welcoming reception hallway, family lounge located to the front and the contemporary open plan dining kitchen. The kitchen houses a number of quality integrated appliances and provides a bright open plan space which leads to the rear garden ground beyond. On the ground floor you will also find a very spacious and tasteful w/c and a large storage cupboard from the internal hallway.

The spacious upper landing gives access to all remaining rooms. The master bedroom is located to the front and benefits from built in wardrobe storage and ensuite shower facilities. There are two further bedrooms (one with fitted storage) and the contemporary house bathroom completes the home. The partially floored attic space can be accessed from the upper landing.

The south/west facing patio area is perfectly positioned to maximise the natural sunlight at various times of the day, perfect for relaxing and/or entertaining. The level garden plot is fully enclosed, providing an ideal space for both children and family pets. This property also benefits from a private parking.

Room Dimensions

Entrance Hallway - 2.85m x 1.50m
Lounge - 4.15m x 3.96m
Dining Kitchen - 5.05m x 3.53m
w/c - 1.85m x 1.18m
Master Bedroom - 3.95m x 2.95m
Ensuite - 2.30m x 1.45m
Bedroom 2 - 3.00m x 2.95m
Bedroom 3 - 2.85m x 2.25m
Bathroom - 2.16m x 2.10m

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.

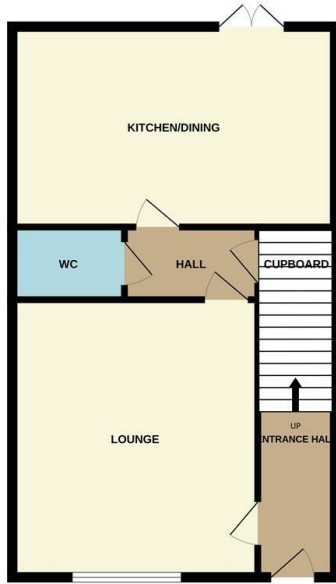
Home Report Available on Request
EER - C

Viewings: Arranged by appointment, to confirm please call 0141 775 1050.

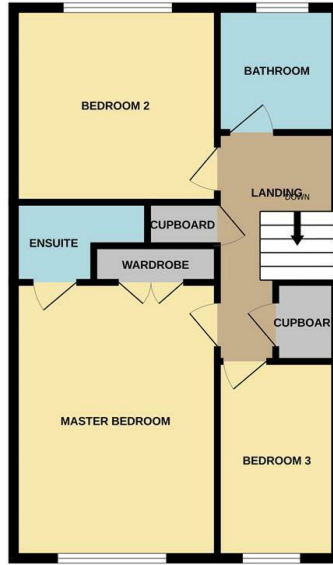




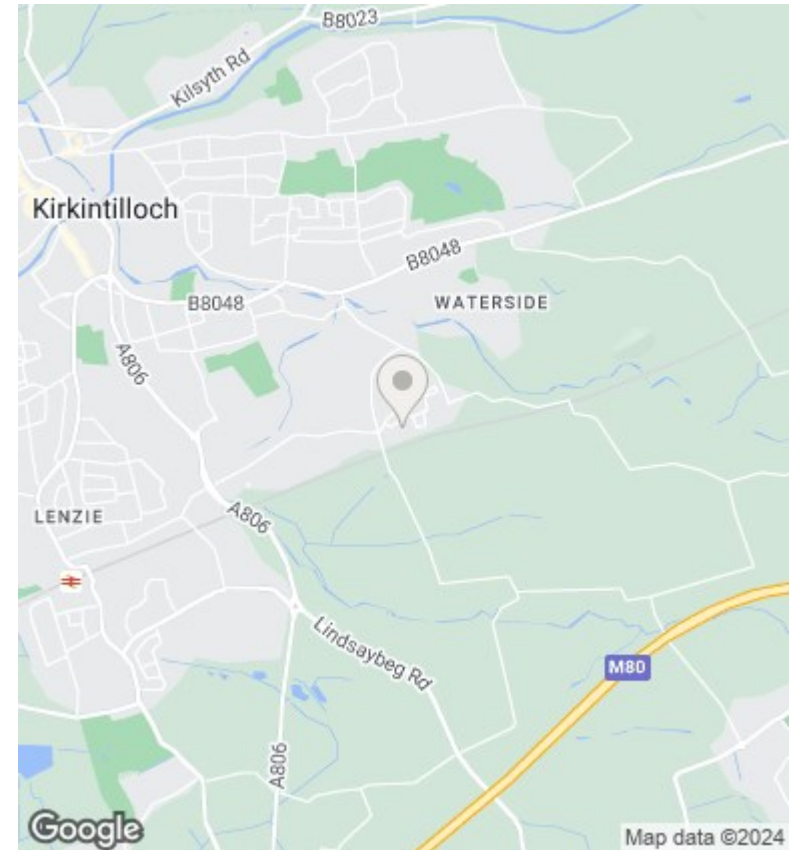
GROUND FLOOR
584 sq.ft. (54.3 sq.m.) approx.



1ST FLOOR
584 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA: 1168 sq.ft. (108.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan 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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Directions

Viewings

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

Council Tax Band

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(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	