



31 Corn Mill Road, Woodilee Village, Glasgow, G66 3TL

Offers Over £370,000

- Miller Homes 'Douglas' style detached villa
- Bay Windowed Lounge
- 4 Generously Sized Bedrooms
- 4 Piece Family Bathroom
- Detached Garage and Driveway
- Desirable Woodilee Village Location
- Spacious Open Plan Kitchen Dining
- Master with En-Suite Shower Room and Walk-In Wardrobe
- Utility Room and Downstairs W.C.
- EER - B

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This outstanding Miller Homes 'Douglas' style 4 bedroom detached family home situated in the highly sought after Woodilee Village. This property will appeal to a wide range of discerning buyers with the flexible accommodation on offer.



Council Tax Band: F



Formed over two levels the main door opens to a bright reception hallway, laid with tiled flooring and offering access to the ground level apartments. The lounge is front facing, with a feature bay window, and leads to a large open plan kitchen complete with a particularly spacious family dining area, which also lends access to the rear garden through patio doors. The kitchen is equipped with a range of wall and base mounted units, contrasting worktops that compliment the tiled flooring, breakfast bar, gas hob, integrated appliances and a large walk-in larder. There is a separate utility room with laundry facilities and side door access to the garden. Completing the accommodation on the ground floor is a study/fifth bedroom, a downstairs w.c /cloakroom and a spacious storage cupboard.

On the first floor you'll find four generously sized bedrooms offering excellent space, two of which have built-in wardrobes. The master bedroom benefits from its own stylish en-suite shower room, as well as an impressive walk-in dressing wardrobe. The home's main bathroom has a contemporary finish, partially tiled and offers a four piece bathroom suite with bath and separate shower cubicle. The upper level also has a well-proportioned linen cupboard. The property is fully double glazed with gas central heating and security alarm.

The property sits within established grounds featuring; a mono-blocked double driveway leading to the detached garage offering ample parking, bordering decorative chips, a turfed lawn and to the side, paved access to the secured rear garden which boasts a levelled lawn and fully enclosed with palisade fencing.

Room dimensions:

Ground

- Dining Family - 3.016 x 3.017 metre
- Kitchen - 4.958 x 2.16 metre
- Lounge - 3.042 x 4.61 metre
- Study - 2.659 x 2.337 metre
- Utility - 1.659 x 1.714 metre
- WC - 2.659 x 1.239 metre

First Floor

- Master Bedroom - 5.312 x 2.959 metre
- En Suite - 1.526 x 2.205 metre
- Bedroom 2 - 2.563 x 3.098 metre
- Bedroom 3 - 2.563 x 3.794 metre
- Bedroom 4 - 2.556 x 2.386 metre
- Bathroom - 2.656 x 1.961 metre

Development: Woodilee village is a long awaited and anticipated development located in the grounds of the old Woodilee Hospital in Lenzie near Kirkintilloch. The development is a landmark new village looking to offer high end quality homes, in a semi-rural setting, created by 4 individual, well reputed house builders. The Miller Homes development is nestled in a semi-rural setting and offers a selection of high specification of modern family homes in a well maintained and factored estate.

Amenities: The property is a half a mile to Lenzie and a short drive to Kirkintilloch town centre. The village of Lenzie offers a variety of essential shops including post office, chemist, newsagent, doctors, library, convenience stores, dentist, hairdressers, award winning delicatessen and restaurants. Lenzie also has various leisure facilities including tennis, golf and rugby clubs

The main town of Kirkintilloch offers a vast amount of amenities including good quality restaurants, shops, bars, supermarkets and the recently developed Southbank Marina. There are also numerous leisure facilities including Kirkintilloch Leisure Centre which houses a 25m swimming pool / children's pool and various sporting courts / clubs, Kirkintilloch Bowling Club. Various water sports on the canal include canoeing and rowing. There are also golf courses in both Kirkintilloch and neighbouring Lenzie where there are also tennis courts and Lenzie Rugby Club.

Transport Links: Lenzie is conveniently placed within easy reach of Glasgow city centre and Edinburgh. Lenzie train station is within a ten minute walk away which offers a regular line to Glasgow Queen Street in 9 minutes and Edinburgh Waverley in approximately 30 minutes. Just a short drive is the new link road leading to the M80 connecting to the main M8 motorway with links across central Scotland. There is also a regular bus route to Glasgow city centre and neighbouring villages.

Home Report Available on Request

Viewings Strictly By Appointment

Council Tax - EDC F

EER - B

If you are interested in viewing this property please contact our offices direct on 0141 775 1050. Property to sell? One of our expert 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:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(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
125 sq m / 1341 sq ft



Ground Floor
Approx 63 sq m / 677 sq ft

First Floor
Approx 62 sq m / 664 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.