



## 14 Woodside Avenue, Lenzie, Glasgow, G66 4NQ

Offers Over £270,000

- Excellent Residential Location
- Spacious Lounge
- GCH, DG, Adequate Storage, Garage and Driveway
- ERR - D
- 3 Bedroom Extended Semi-Detached
- Dining Kitchen
- Close to All Local Amenities
- Additional Downstairs Shower Room
- Large South Facing Rear Garden
- Lenzie Academy Catchment Area



# 14 Woodside Avenue, Glasgow G66 4NQ

\*\*\* Excellent Location \*\*\* This extended semi-detached property provides excellent family accommodation over 2 levels. Located within a central area of the village close to all local amenities.. This home offers phenomenal family accommodation for any interested buyer and should be viewed at the earliest opportunity. EER - D



Council Tax Band: E



CODA

Extended "Weir" built 5 apartment semi-detached villa occupying a desirable plot within a well established pocket of the village. Accommodation comprises spacious reception hallway with downstairs shower room off, spacious lounge with focal fireplace, fitted dining kitchen with ample base and wall mounted units and contrasting work surfaces. There is a side door leading externally Upstairs you will find three generous size bedrooms (2 with built in storage), the house bathroom and adequate storage throughout including loft space.

The garden has been designed for easy maintenance in mind. The front garden has a large driveway for numerous vehicles and a level grassed area. The rear garden is not over looked offering a high degree of privacy, has a patio area and an extensive level plot, mainly laid to lawn. The rear garden is south facing ideal for relaxing and/or entertaining and there is also a large detached garage.

Further benefits include :- Opportunity to extend (subject to local planning constraints), Garage, Extensive South Facing Rear Garden, GCH & DG.

#### Room Dimensions

Entrance Hallway - 3.88m x 2.38m

Lounge - 5.30m x 3.80m

Dining Kitchen - 3.87m x 3.25m

Downstairs Shower Room

Master Bedroom - 4.00m x 2.95m

Bedroom 2 - 3.35m x 3.00m

Bedroom 3 - 2.45m x 2.90m

Bathroom - 1.95m x 1.85m

#### Location

Schooling: Catchment area for Lenzie Meadow Primary, Holy Family Primary, Lenzie Academy and St Ninians High School.

Amenities: The property is a just a short walk to local shops, Lenzie train station, well reputed local primary and secondary schooling and the village cross. Lenzie also offers various leisure facilities including a golf course, tennis courts, bowling club and is a short walk to Kirkintilloch Leisure Centre. The property is perfectly positioned for all the village amenities.

Transport Links: Lenzie is conveniently placed within easy reach of Glasgow city centre and Edinburgh. Lenzie train station is within a two 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

EER - C

Viewings: Arranged by appointment

\*\*\* CODA Estates are an award winning agent within the Glasgow area, offering a free and comprehensive market appraisal of your property. If you care to arrange a valuation please do not hesitate to contact our office on 01417751050 \*\*\*



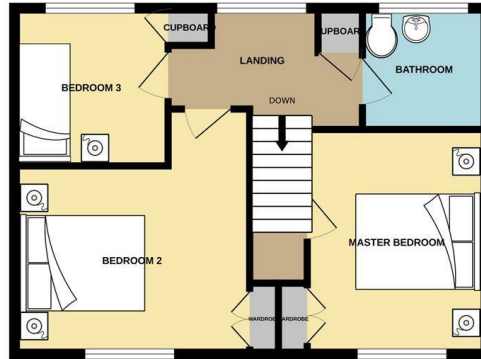




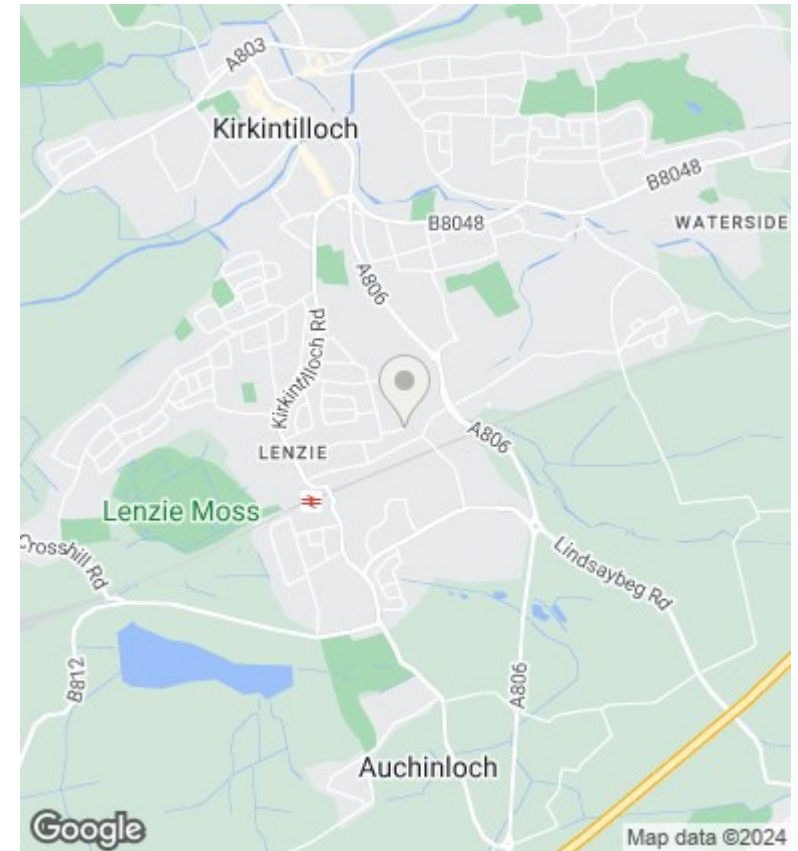
GROUND FLOOR



1ST FLOOR



Whilst 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	EU Directive 2002/91/EC	