



8 Lint Mill Road, Woodilee Village, Glasgow, G66 3TF

Offers Over £245,000

- *** A Meticulous Family Property ***
- Attractive Lounge with French Doors
- A True Show Home !
- EER - C
- Quiet Residential Location
- Exquisite Dining Kitchen with French Doors
- West Facing Rear Garden / The Perfect Sun Trap
- 3 Bedroom Mid Terrace - Master Ensuite
- Downstairs w/c, DG, GCH & 2 Allocated Parking Spaces
- Close to Local Amenities and Transportation Links

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*** New To The Market *** Attractive 3 bedroom mid terrace property within a desirable pocket of Woodilee Village. This well appointed Miller Home has been maintained and presented to an impeccable standard making early viewing essential. Featuring an open plan kitchen/dining area, master bedroom ensuite, additional downstairs w/c, allocated parking and sizable west facing rear garden plot EER - C



Council Tax Band: E



Offered to the market in true walk-in condition is this well-proportioned, 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. Occupying a larger plot within the delightful residential area. The home is 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, Edinburgh and the central belt via the M80 and M8 motorways.

The current owners have created a wonderful home which has been meticulously presented and maintained throughout. This immaculate property comprises, welcoming reception hallway, spacious family lounge with french doors to the rear, a stylish fitted kitchen. The kitchen houses a number of quality integrated appliances, a range of floor and wall mounted units, spacious dining area and French doors to the garden. On the ground floor you will also find a very spacious and attractive 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 an en-suite shower room. There are two further bedrooms, both with integral storage, and the bright, family bathroom completes this exceptional family home.

The west facing garden plot is fully enclosed, providing a secure space for both children and family pets. The patio area is strategically placed to enjoy the sunshine at various times of the day and well into the evening. The perfect spot to relax and/or entertain. The property also benefits from 2 dedicated parking spaces and a private lane to rear to allow wheelie bin access.

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
Council Tax Band - E

Schooling

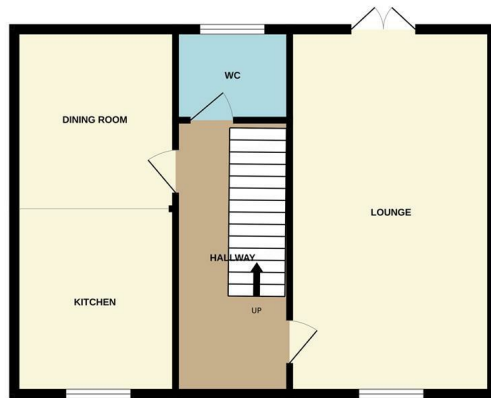
The Woodilee Village development has matured into a safe and family-friendly community, with well-maintained communal gardens and parks, a well-stocked local convenience store and easy access to local country-side walking paths and cycle routes.

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.

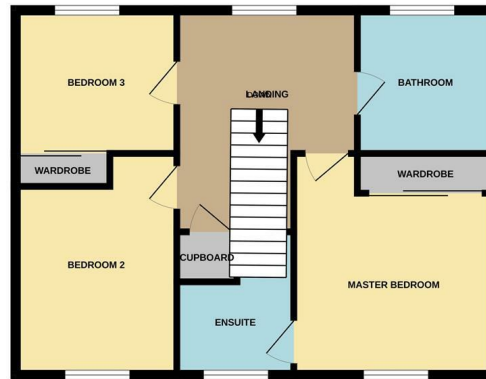




GROUND FLOOR
582 sq.ft. (54.1 sq.m.) approx.

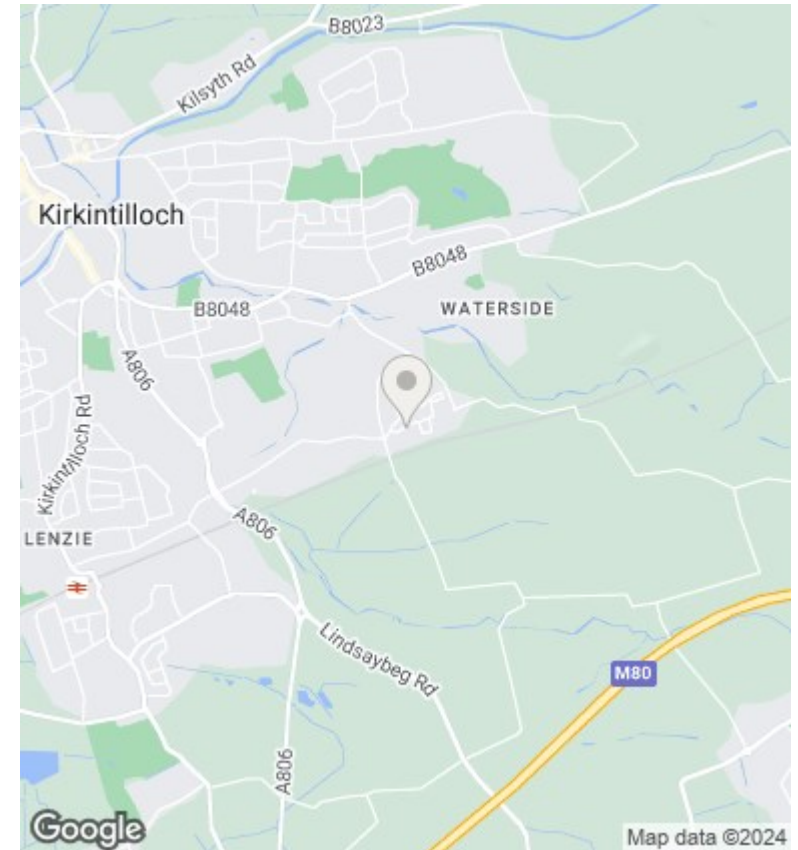


1ST FLOOR
582 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA: 1164 sq.ft. (108.1 sq.m.) approx.

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 |
| 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 | |