



17 Woodlands Way, Lenzie, Glasgow, G66 3EX

Offers Over £430,000

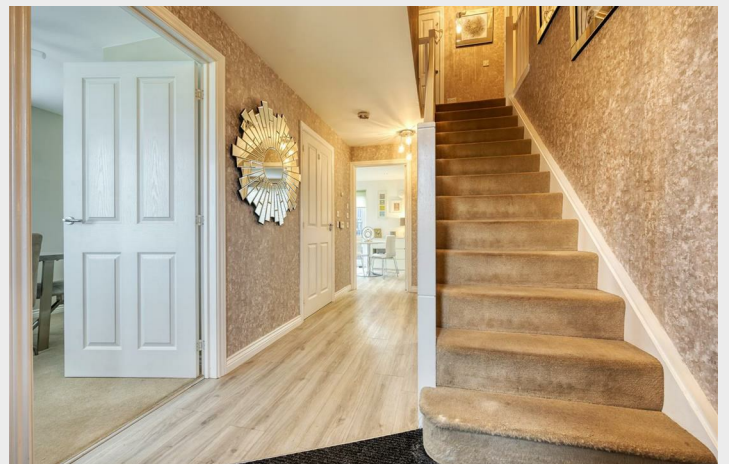
- Beautiful Family Home
- 4 Bedroom - 3 with En-suite Facility
- Contemporary Fitted Kitchen
- Detached Garage and Private Driveway
- Close to all Local Amenities
- Immaculately Presented
- 3 Reception Rooms
- Landscaped Gardens
- Ideal Positioning for Commuters
- EER - B

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"The Hume" has been thoughtfully planned for the rigours of a modern lifestyle by combining a practical and adaptable internal layout finished to a high specification. This Taylor Wimpey property offers flexibility accommodation to suit daily family life by providing 4 bedrooms, 3 bathrooms, 3 reception rooms and with the added benefit of a detached garage.



Council Tax Band: F



The family accommodation comprises: reception hallway which gives direct access to the downstairs apartments. There are 2 front facing reception rooms currently utilised as a family lounge and dining room. There is a convenient downstairs w.c. with separate cloakroom. The second reception is a formal sitting room overlooking the landscaped garden and adjoins the property's bright contemporary kitchen with french doors out to the inviting garden space, replete with raised decked seating area.

On the first floor, surrounding the impressive landing, there are 4 double bedrooms, the master boasts a spacious ensuite shower room, with bedrooms 2 and 3 sharing a 'jack and jill' shower room, as well as an additional family bathroom, with three piece bath suite including a separate shower cubicle. The master suite, as well as bedrooms 2 and 3 feature exceptional wardrobe storage.

This outstanding family home is further enhanced by gas central heating, PVC double glazed windows, and a monoblocked driveway to detached garage. The property has been finished to an exceptional standard throughout with quality floor coverings, chrome switches/sockets, and additional light fittings. Externally the landscaped rear garden provides an ideal space for relaxing and/or entertaining. The rear of the property has a full length paved patio, however the majority of the garden is a raised retained area of astro-turf, with a composite decked seating area, surrounding balustrade and loose slate borders. The rear garden is fully enclosed, ideal for young children and pets, and the driveway can accommodate a number of vehicles.

Located on the outskirts of Lenzie; Woodlands Way is situated within a desirable residential area with a feel of the countryside yet within easy reach of all local amenities. Lenzie train station is approximately one mile away which is ideal for those who commute and Glasgow City Centre is only ten miles away by road via the M80 and M8. Woodlands Way lies within the catchment area of Lenzie Meadow Primary School, Holy Family Primary School, Lenzie Academy and St. Ninians High School.

Home Report Available on Request
EER - B
Council Tax - EDC Band F
Viewing Strictly By Appointment

If you are interested in viewing this property please contact the office directly on 01417751050. If you are planning to sell a property one of our expert valuers shall happily visit your home and provide you with a free valuation and we can discuss our competitive selling packages.



Directions

Viewings

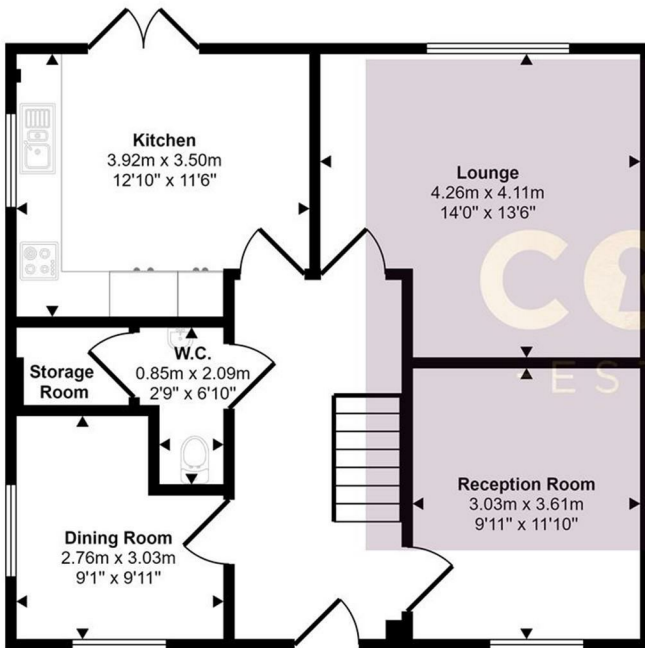
Viewings by arrangement only. Call 01417751050 to make an appointment.

EPC Rating:

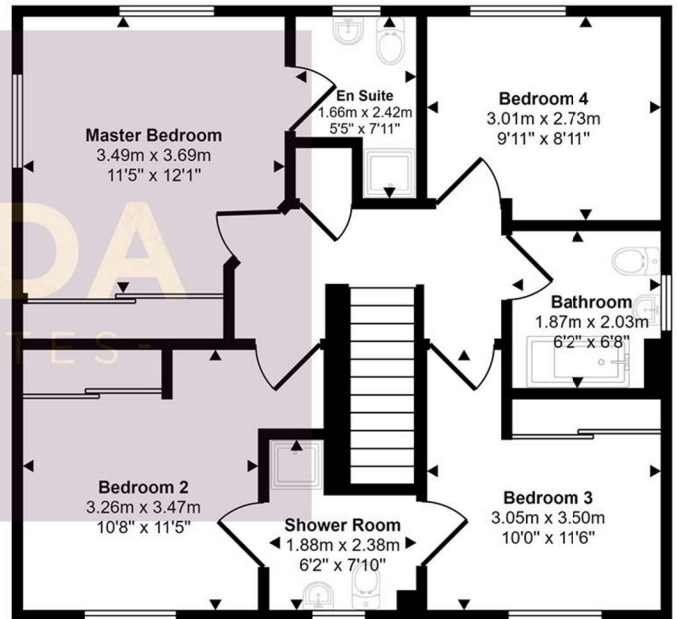
B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		81	
(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
132 sq m / 1424 sq ft



Ground Floor
Approx 66 sq m / 707 sq ft



First Floor
Approx 67 sq m / 717 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.