



50 Cardyke Way, Auchinloch, Glasgow, G66 5EF

Offers Over £445,000

- "The Millburn" - Luxury Stewart Milne Home
- Flexible Living Accommodation - Split Level Family/Dining/Kitchen
- Large Landscaped Rear Garden with Pergola
- EER - B
- Magnificent Family Home Over 3 Levels
- 5 Bedrooms (2 with En-suite)
- Lenzie Academy Catchment Area
- Wonderful Residential Location with Rural Outlooks
- Utility Room, w/c, Double Garage & Monoblock Driveway
- Close To Local Amenities

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*** Similar Properties Required For Waiting Buyers !!! *****Closing Date Friday 28th June at 12 Noon*** This wonderful bedroom family home is presented in immaculate condition and it's flexible layout will appeal to a diverse range of discerning buyers. Situated in a private mono-blocked cul-de-sac off Cardyke Way, this fabulous home offers the feel of semi-rural country living whilst offering the convenience of being minutes from the amenities of Lenzie and Kirkintilloch, as well as affording easy access to both central Scotland's road and rail network. EER - B



Council Tax Band: G



The current owners have created a wonderful family home, maintained and presented to an exceptional standard throughout. The home is neatly positioned within a private cul-de-sac area of this development, reducing the amount of passing traffic. The adaptable accommodation over three different levels, provides great flexibility for any growing family.

“The "Millburn" is an impressive, thoughtfully designed five double bedroom home with a living room to wow guests, complete with twin floor to ceiling windows and Parisian balconies, a feature limestone infinity log effect gas fire sitting elegantly on the mezzanine floor of the property. The dual level open-plan kitchen/dining/family room has integrated Smeg appliances and is a magnificent space for entertaining with the raised breakfast bar in the kitchen and the family area on the lower level, it has plenty of room for family dining and relaxation. The utility room, complete with sink and plumbing/electrical connections for washing machine and tumble dryer, WC and useful storage cupboard are accessed off the hall on the ground floor. Completing the ground floor is the home's fifth bedroom which is currently utilised as a home office/third sitting room.

There are four bedrooms and three bath/shower rooms on the upper floor. The master bedroom has twin fitted wardrobes and en-suite shower room with spacious 1200mm shower cabinet, rainfall shower head and chrome towel rail. The guest bedroom also benefits from a walk-in wardrobe and en-suite shower room. The family bathroom boasts a double-ended bath with shower head, separate shower cubicle with rainfall shower head and chrome towel rail making it ideal for busy families. The upper floor has two further bedrooms, one with fitted wardrobes. The house is further enhanced with luxury Moduleo flooring throughout the home and outside soffit down lighters. A large integral double garage with light and power completes the accommodation. The garage also benefits with direct access to the lower level family room.

Externally the family have invested substantially in the garden. The rear garden plot has nothing directly overlooking, providing a high degree of privacy and faces south west, perfect for capturing the majority of the natural sunlight. The garden has matured over the years, being well stocked with an array of colourful plants, shrubs, trees and bushes. The patio area, accessed from the lower level family room's French doors, has a large glass roofed Pergola enclosed on three sides which is ideal for BBQs, entertaining or simply relaxing on a nice evening.“

Schooling

Cardyke Way lies within the catchment area for Auchinloch Primary School, Holy Family Primary School, Lenzie Academy and St Ninians High School.

Accommodation

Entrance Hallway

Living Room - 5.51 x 4.15m

Kitchen/Dining - 7.34 x 3.92m

Lounge - 3.92 x 3.29m

Master Bedroom - 3.95 x 3.60m

En-suite - 2.95 x 1.82m

Bedroom 2 - 3.40 x 3.16m

En-suite - 2.04 x 1.60m

Bedroom 3 - 3.95 x 2.80m

Bedroom 4 - 3.81 x 3.16m

Family Snug/5 - 3.57 x 2.68m

Family Bathroom - 3.17 x 2.05m

Utility - 1.94 x 2.02m

W/c - 1.90 x 1.18m

Garage - 5.36 x 5.21m

Location

The quiet village of Auchinloch is situated on the edge of the prestigious village of Lenzie, and within minutes of Kirkintilloch. The property is just a short distance to local shops, Lenzie train station, well-reputed local primary and secondary schooling and Lenzie cross. Auchinloch and Lenzie offer various leisure facilities including a golf course, tennis courts, bowling club and the nearby Kirkintilloch Leisure Centre. The property is perfectly positioned to benefit from all of the amenities on offer.

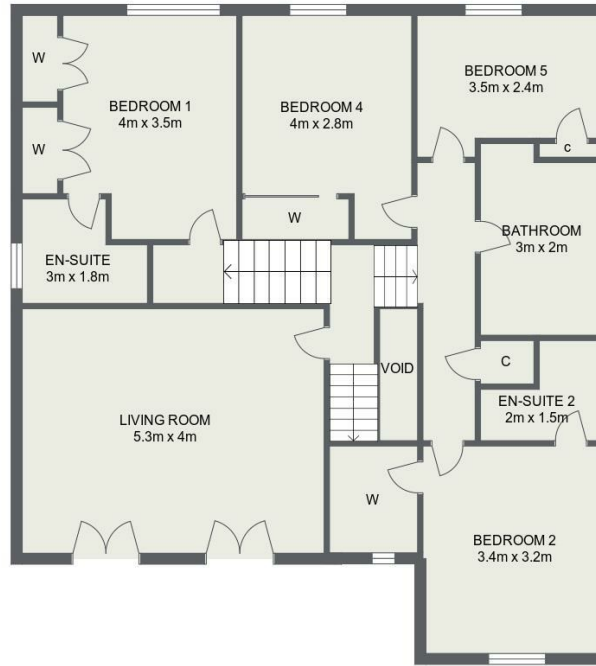
Transport Links: Auchinloch is conveniently placed within easy reach of Glasgow city centre and Edinburgh. Lenzie train station is close by and situated on the main Glasgow to Edinburgh line. Just a short drive is the new link road leading to the M80 connecting to the main M8 motorway with links across central Scotland. There is also a regular bus route to Glasgow city centre and neighbouring villages.

Home Report Available on Request
Viewings By Appointment
EER - B

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.







Directions

Viewings

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

Council Tax Band

G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	87
(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	