



26 Calfmuir Road, Woodilee Village, Glasgow, G66 3UH

Offers Over £250,000

- *** Pristine Family Property ***
- Immaculately Maintained & Presented
- Additional w/c & Adequate Storage including Floored Loft Space
- EER - C
- Mid Terrace Property Close to Amenities
- 3 Bedrooms - Master Ensuite
- Private Parking to the Rear
- Spacious Lounge with French Doors
- Contemporary Open Plan Kitchen/Dining
- Private Garden with Covered Raised Decking

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Located within the popular Woodilee Village development on the outskirts of Lenzie, this 3 bedroom mid terrace property provides excellent family accommodation over 2 levels. The current owners have created a wonderful home, investing in the rear garden with a large composite decked area which is covered, allowing extra outdoor space regardless of the weather. For further information or to arrange a suitable viewing please do not hesitate to get in touch.
EER - C



Council Tax Band: E



This 3 bedroom mid terraced property has been meticulously maintained and presented by the current owners, resulting in a contemporary family home. The property is located within a quiet pocket and early viewing is essential to avoid disappointment.

Accommodation is presented over two levels, comprising welcoming reception hallway, spacious lounge which benefits from French doors to the rear raised decking and garden beyond. There is an open plan modern kitchen/dining area which has been thoughtfully planned for modern living and social interaction. French doors again lead to the rear garden area. The kitchen boasts a number of integrated appliances, ample base and wall mounted units and contrasting work surfaces. The attractive w/c completes the ground floor accommodation. Upstairs you will find 3 bedrooms. The master bedroom has ensuite shower facilities and built in wardrobe storage. The guest bedroom is located to the front of the property and is a bright, relaxing room. The 3rd bedroom is currently used as office space and has in substantial wardrobe storage. The house bathroom is contemporary, bright and well appointed. The attic space has also been floored to allow for additional storage

The current owners have developed the outside space adding a large decked area and garden shed. The garden plot is fully enclosed and provides a ideal space for children, pets, socialising, entertaining and relaxing. The property also benefits from 2 private parking spaces and ample residence parking bays.

Room Dimensions

Entrance Hall

Lounge - 3.99m x 5.22

Dining Room - 2.59m x 2.47m

Kitchen - 2.59m x 2.47m

W/c - 1.61m x 0.94m

Master Bedroom - 3.44m x 3.17m

En-suite - 1.95m x 1.74m

Bedroom 2 - 3.54m x 2.62m

Bedroom 3 - 2.62m x 1.86m

Bathroom - 2.10m x 1.92m

Location

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.

This property is within the Miller Homes phase of the Woodilee Village development, close to all local amenities. The property is set in a delightful leafy residential area, 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 and Edinburgh via the M80 and M8 motorways.

Home Report Available on Request

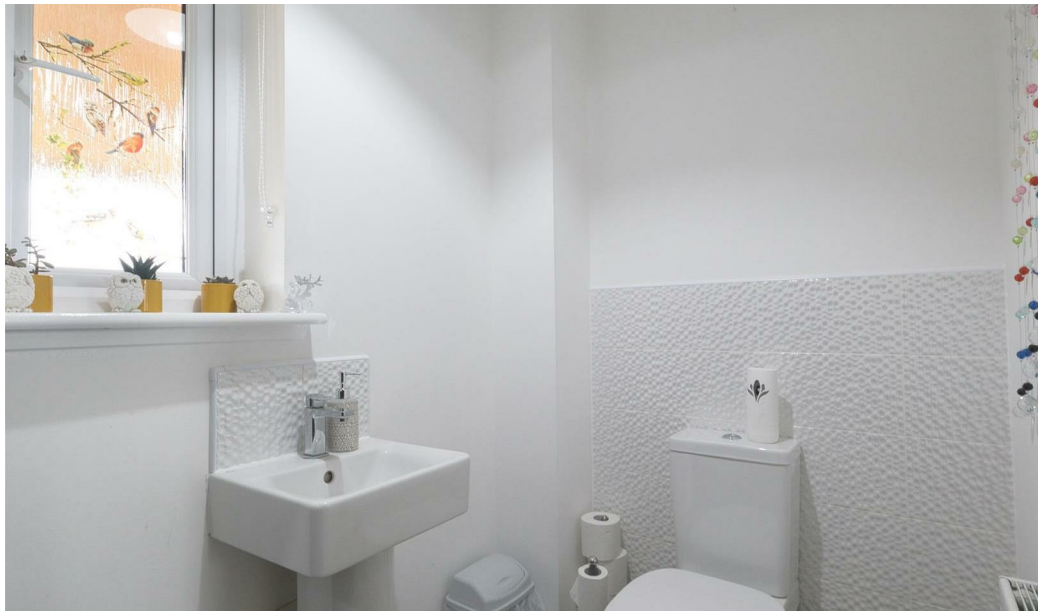
Viewings By Appointment

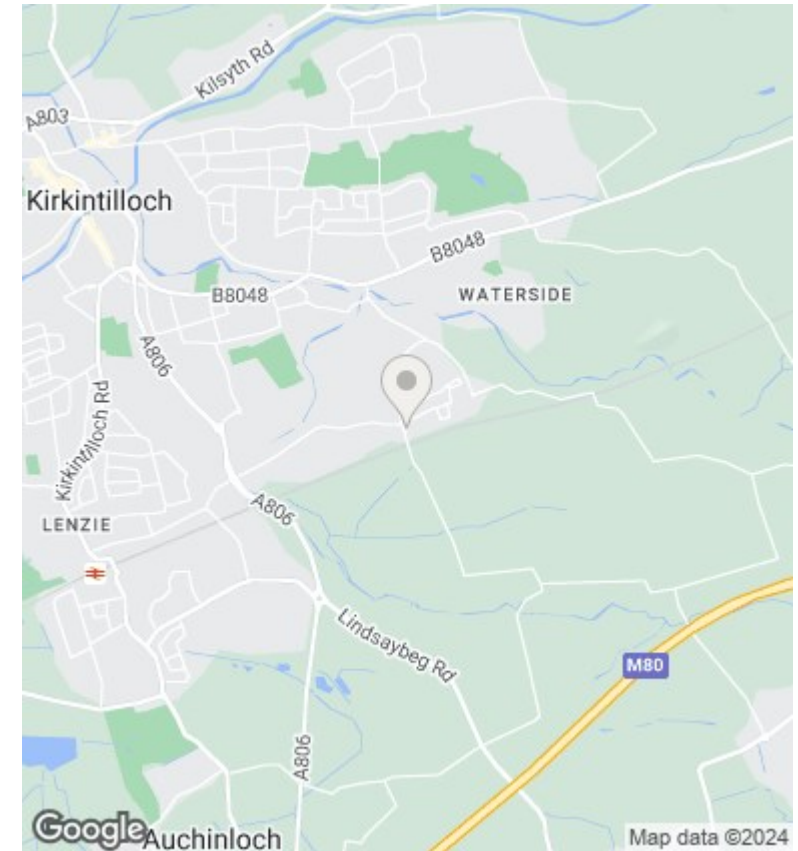
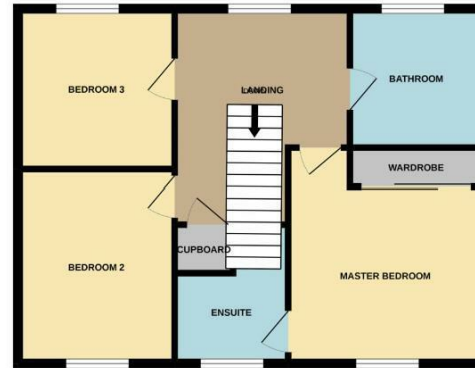
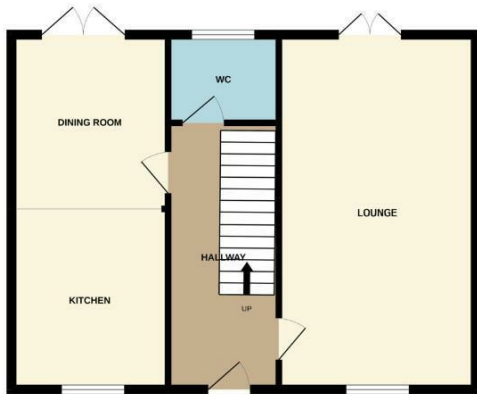
EER - C

Council Tax Band - E

CODA Estates provide a free valuation service. If you are considering selling your own home and require any assistance please contact the office on 01417751050.







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	