



10 Mill Lade Drive, Woodilee Village, Lenzie, G66 3TN

Offers Over £335,000

- *** Miller Home - 4 Bedroom Detached ***
- Desirable Residential Location
- Open Plan Lounge/Dining Area with French Doors
- Contemporary Kitchen with Integrated Appliances
- Downstairs w/c & Large Storage Cupboard
- South West Facing Rear Garden
- EER - C
- Maintained & Presented to an Exceptional Standard Throughout
- Master Bedroom with Ensuite
- GCH, DG, Driveway & Garage

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*** Similar Properties Urgently Required For Waiting Buyers !!! *** Attractive 4 bedroom detached property within a desirable pocket of Woodilee Village. This well appointed Miller Home has been maintained and presented to a high specification making early viewing essential. Featuring a generous reception room, stylish kitchen, master bedroom ensuite, additional downstairs w/c, driveway, garage and south-west facing rear gardens. EER - C



Council Tax Band: F



Exclusive to the market is this spacious 4 bedroom detached 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. The property is set in a delightful 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.

Enjoying an excellent position this home offers perfect family accommodation over 2 levels. The present owners have maintained and presented the home to an impeccable standard throughout and early viewing is imperative.

This immaculate property comprises, welcoming reception hallway, family lounge located to the rear with french doors giving access to the rear garden. The kitchen houses a number of quality integrated appliances, adequate base and wall mounted storage, ample work surface space and the window to the rear. On the ground floor you will also find a very spacious and tasteful w/c and a large storage cupboard from the entrance hallway.

The spacious upper landing gives access to all remaining rooms. The master bedroom is located to the rear and benefits from built in wardrobe storage and ensuite shower facilities. There are three further bedrooms (two with fitted storage) and the contemporary house bathroom completes the home. The attic space can be accessed from the upper landing.

The south/west facing patio area is perfectly positioned to maximise the natural sunlight at various times of the day, perfect for relaxing and/or entertaining. The garden plot is fully enclosed, providing an ideal space for both children and family pets. This property also benefits from the driveway which leads to the single integral garage.

Room Dimensions

Entrance Hallway -
Lounge/Dining Area - 6.25m x 3.42m
Kitchen - 3.40m x 2.68m
w/c - 1.94m x 1.14m
Master Bedroom - 4.28m x 3.09m
Ensuite - 2.23m x 1.23m
Bedroom 2 - 3.00m x 2.70m
Bedroom 3 - 3.19m x 2.55m
Bedroom 4 - 2.90m x 2.37m
Bathroom - 2.14m x 1.83m

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.

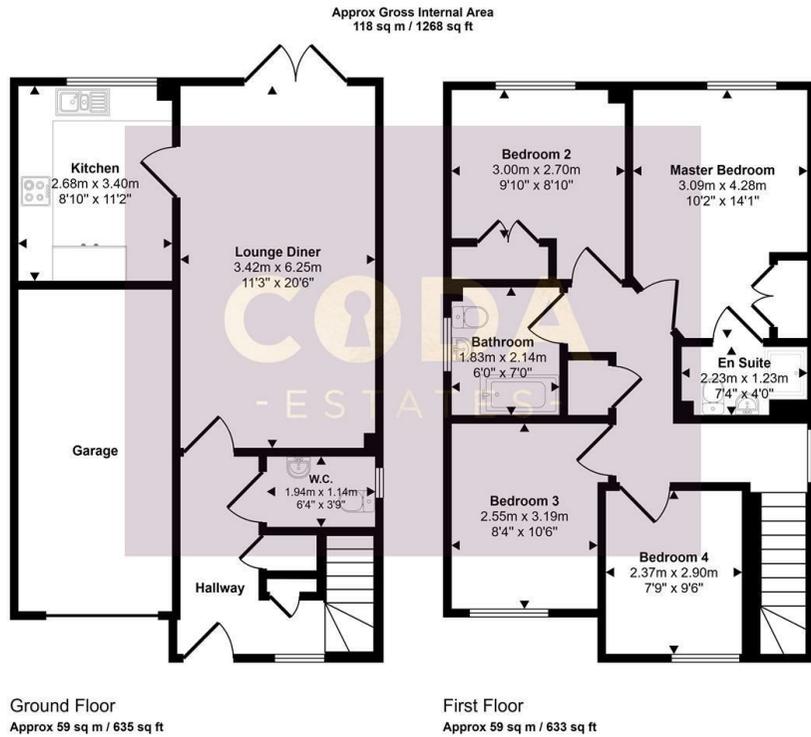
Home Report Available on Request

EER - C

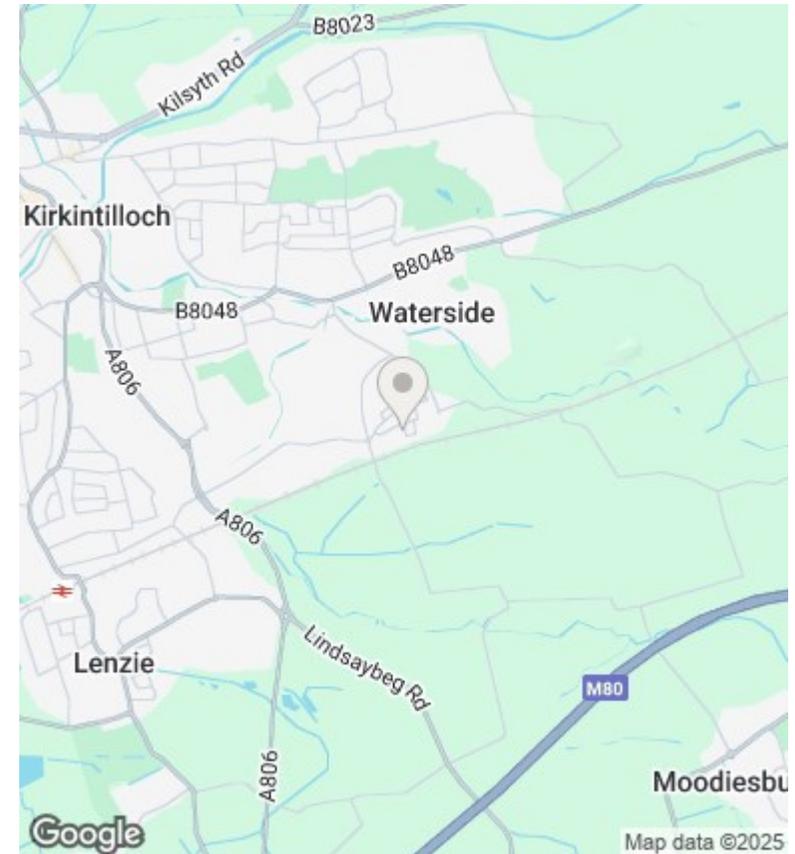
Viewings: Arranged by appointment, to confirm please call 0141 775 1050.







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.



Directions

Viewings

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

Council Tax Band

F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B	79	
(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	