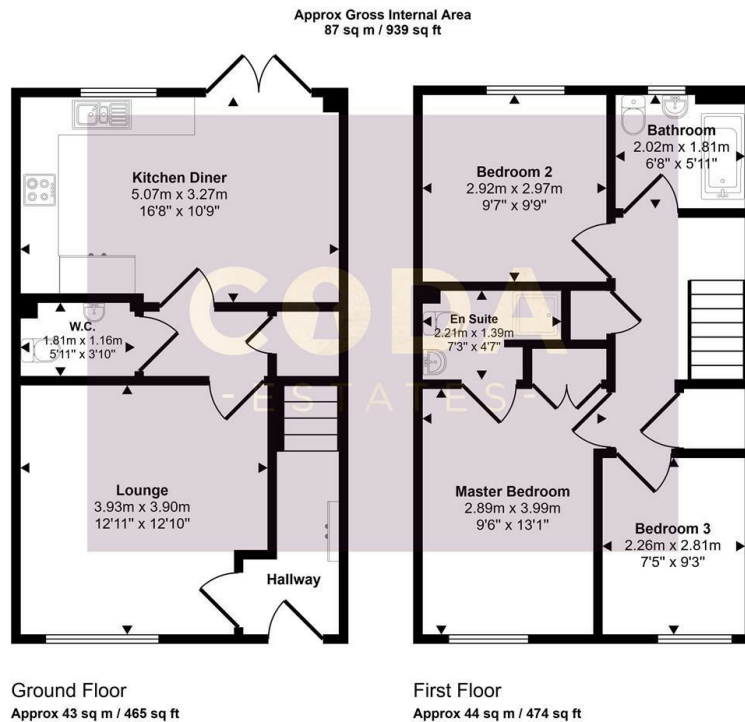




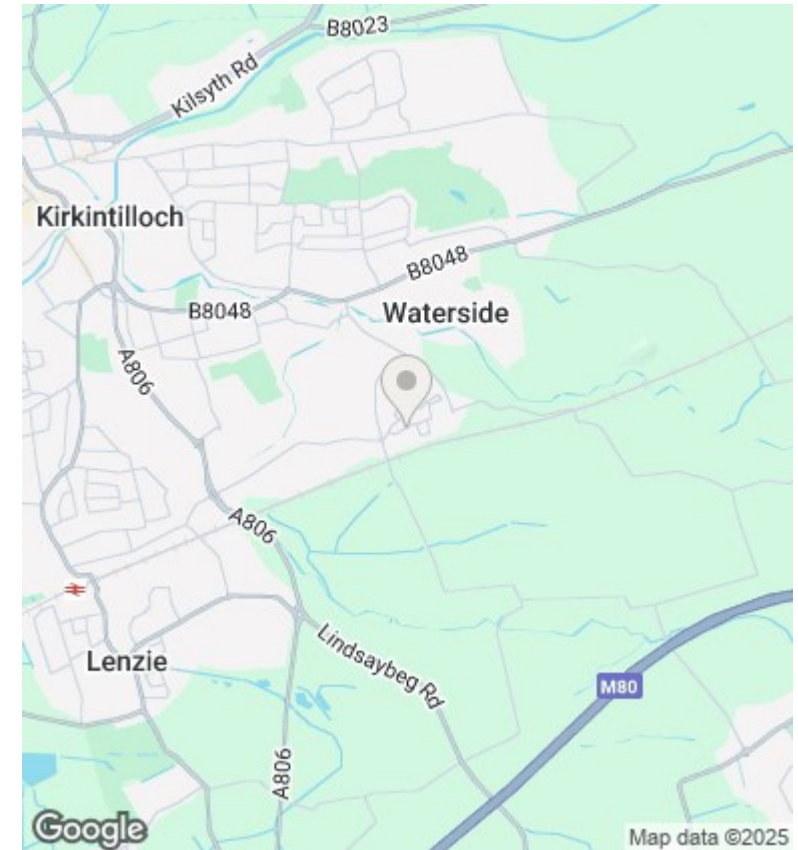
## 12 Lint Mill Road, Woodilee Village, Lenzie, G66 3TF

Offers Over £255,000

- \*\*\* A Wonderful Family Property \*\*\*
- Spacious Lounge
- DG, GCH & 2 Allocated Parking Spaces (EV Charging Point)
- EER - C
- Quiet Residential Location
- Dining Kitchen with French Doors
- West Facing Rear Garden/ The Perfect Sun Trap
- 3 Bedroom End terrace - Master Ensuite
- Downstairs w/c & Storage Cupboard
- Close to Local Amenities and Transportation Links



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

E

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>	<b>80</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	