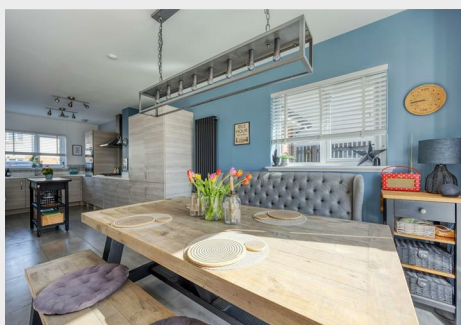
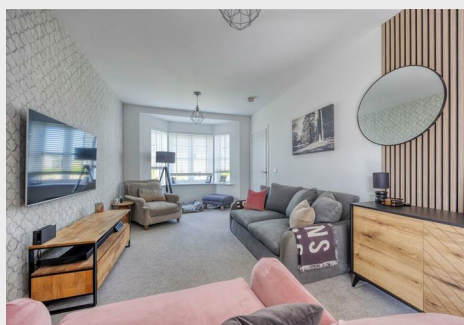




14 Lint Mill Road, Woodilee Village, Lenzie, G66 3TF

Offers Over £390,000

- Exceptional Detached Villa – Woodilee Village, Lenzie
- Bright reception lounge with wood panneling
- Principal bedroom with en-suite shower room and walk-in wardrobe
- Separate utility room offering additional storage and practicality
- Close to excellent schools, local amenities, and commuter links via road and rail
- Flexible 4/5 bedroom layout, perfect for families or home working
- Huge open-plan dining kitchen with larder cupboard
- Contemporary family bathroom plus convenient downstairs WC
- Professionally landscaped south-west facing rear garden
- EER - B

14 Lint Mill Road, Lenzie G66 3TF

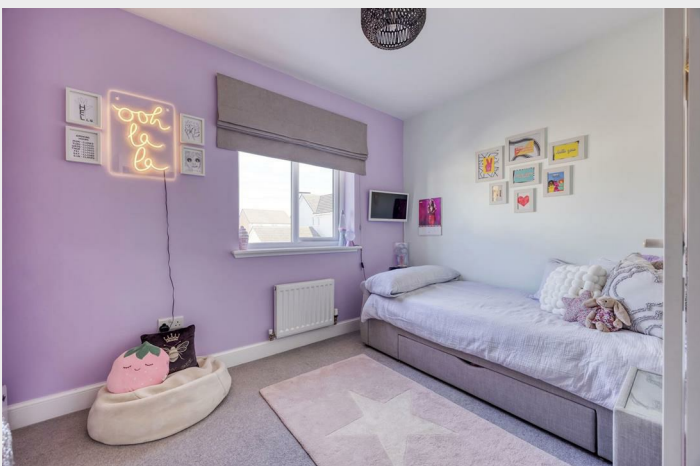
Nestled on the charming Lint Mill Road in Woodilee Village, this impressive detached house offers a perfect blend of space and comfort. The property boasts five well-proportioned bedrooms, making it an ideal family home. Each bedroom provides ample room for relaxation and personalisation, ensuring that everyone has their own sanctuary.

The surrounding area is known for its friendly community and excellent local amenities, including shops, schools, and parks, making it a desirable location for families and professionals alike.

This delightful property on Lint Mill Road is not just a house; it is a place where memories can be made. With its ample space, modern features, and prime location, it presents a wonderful opportunity for those seeking a new home within easy commuting distance of Glasgow. Do not miss the chance to make this exceptional property your own.



Council Tax Band: F



Located within the highly sought-after Woodilee Village development, this impressive 5-bedroom detached home offers generous, well-balanced accommodation ideal for modern family living.

On the ground floor, a large, light-filled lounge provides a perfect setting for relaxing or entertaining, while the spacious dining kitchen—complete with ample workspace and room for family dining—offers direct access to the beautifully maintained south-west facing rear gardens. A separate utility room and downstairs cloakroom WC add further convenience. The property's fifth bedroom is currently utilised as a home office.

Upstairs, the property boasts four generous double bedrooms. The principal bedroom benefits from a stylish en-suite shower room and walk-in wardrobe, whilst the contemporary family bathroom serves the remaining bedrooms.

Externally, the home enjoys beautifully manicured south-west facing gardens, perfect for outdoor living and family time. A large semi-detached garage to the rear and extended private 3 car driveway complete this outstanding home.

The property has been recently redecorated and is presented in immaculate condition throughout, with the level of finish including but not limited to Porcelanosa bathrooms, designer column radiators, and feature wall paneling.

Perfectly positioned within easy reach of excellent schools, amenities, and transport links, this is an ideal opportunity for families seeking space, style, and a welcoming community.

Home Report Available on Request
Council Tax - East Dunbartonshire Band F
EER - B
Viewings Strictly By Appointment

If you are interested in viewing this property, please contact our offices direct on 0141 775 1050. Property to sell? One of our expert team would be happy to provide you with a free valuation and we can discuss our selection of professional selling packages



Directions

Viewings

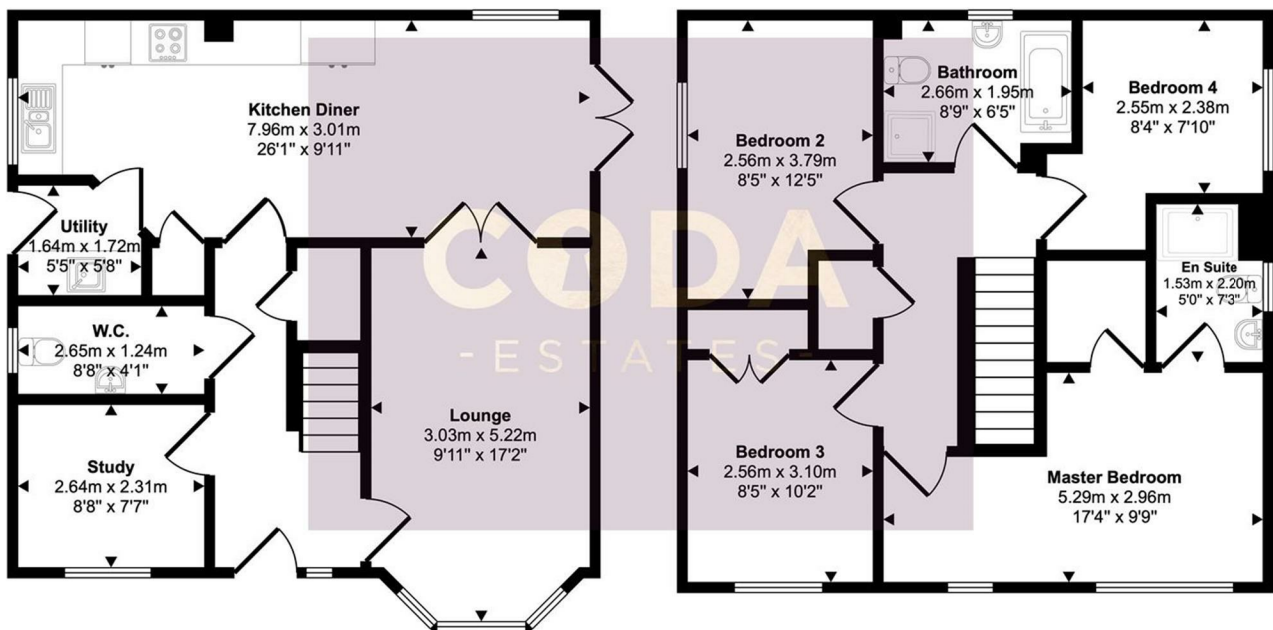
Viewings by arrangement only. Call 01417751050 to make an appointment.

EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	89
(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
117 sq m / 1264 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 Snappy 360.