



73 Faulds Drive, Woodilee Village, Lenzie, G66 3QT

Offers Over £265,000

- Wonderful Family Home
- Immaculately Presented Throughout
- Adequate Storage
- EER - C
- Desirable Residential Location
- Spacious Lounge
- GCH, DG, Parking and Tiered Garden
- 3 Bedroom End Terrace - Master Ensuite
- Open Plan Kitchen/Dining Area
- Close To Local Amenities

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An exceptional end terrace 3 bedroom property, located within a very desirable residential location, this pristine home will appeal to a number of discerning buyers. The current owners have created a stylish living environment, finished and presented to an impeccable standard throughout. Early viewing is seriously recommended. EER - C



Council Tax Band: E



Exclusive to the market is this well-proportioned end terrace villa located in the Woodilee Village area of Lenzie. This property is within the Springfield Homes phase of the Woodilee Village 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 ideal family accommodation. The present owners have maintained and presented the home to an impeccable standard throughout and early viewing is imperative.

This immaculate property boasts accommodation over two levels, comprising a welcoming reception hall, reception lounge located to the front with bay window formation, contemporary open plan dining kitchen with a number of quality kitchen appliances and French doors leading to the rear garden. There is also useful storage cupboard accessed from the kitchen. On the ground floor you will also find a tasteful w/c.

The upper landing gives access to all remaining rooms. The master bedroom is located to the front and benefits from ensuite shower facilities and wardrobe storage. The other 2 bedrooms are a good size and bedroom two boasts built in wardrobe storage, both also have windows over looking the well tended rear garden. The house bathroom is tiled and well presented. The attic space can be accessed from the landing area, where a further storage cupboard can be found

Further benefits DG &GCH.

The current owners have created a versatile and attractive outside space. The tiered garden provides patio areas, perfectly positioned to enjoy the southerly aspects of the home at different times of the day. This property also benefits from allocated parking at the front and the rear gardens are fully enclosed, providing an ideal space for younger children and family pets.

Room Dimensions

Entrance Hallway

Reception Room - 4.72m x 3.88m

Dining Kitchen - 4.95m x 2.96m

w/c - 1.99m x 0.89m

Master Bedroom - 3.00m x 2.69m

Ensuite - 2.66m x 1.50m

Bedroom 2 - 2.39m x 2.38m

Bedroom 3 - 2.41m x 2.00m

Bathroom - 2.16m x 1.95m

Home Report Available on Request

Viewings By Appointment

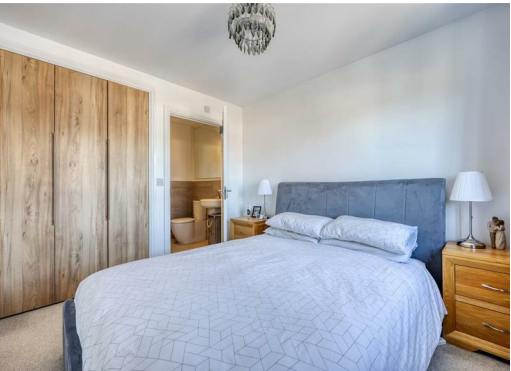
EER - C

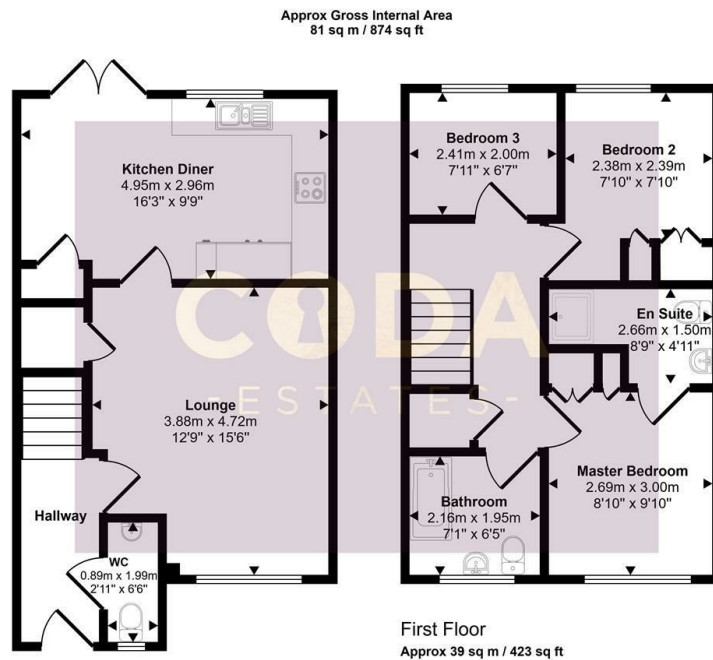
Council Tax Band - E

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.

CODA Estates provide a free valuation service. If you are considering selling your own home please telephone 0141 775 1050.

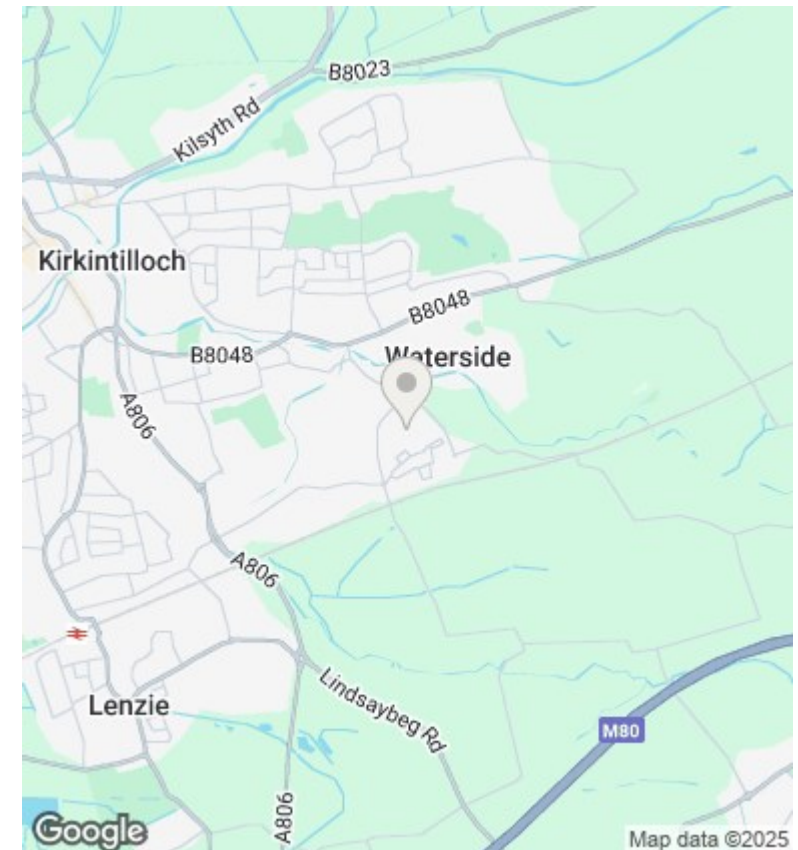






Ground Floor
Approx 42 sq m / 451 sq ft

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 Made Snappy 360.



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	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