



## 12 Woodside Avenue, Lenzie, Glasgow, G66 4NQ

Offers Over £345,000

- 3 Bedroom Extended Semi-Detached
- South Facing Rear Garden
- Excellent Residential Location
- Dining Kitchen
- GCH, DG, Excellent Storage,
- Lenzie Academy Catchment Area
- Spacious Lounge
- Mono bloc driveway for multiple vehicles
- EER- C



# 12 Woodside Avenue, Glasgow G66 4NQ

Deceptively spacious | 3 Double Bedrooms | Prime Location

12 Woodside Avenue is a thoughtfully extended semi-detached home offering generous living space and modern family comfort. Rarely available and immaculately presented throughout, this property represents a unique opportunity to secure a distinctive home in a prime location. EER-C.



Council Tax Band: D



The heart of the home is a stunning open-plan kitchen diner, beautifully finished with a feature island and ample space for both dining and entertaining. Full-height patio doors open directly to a secluded, low-maintenance rear garden, creating a seamless indoor-outdoor living experience that is both bright and inviting. The property also benefits from the addition of a double storey, side extension. This opens up the whole property and allowing for a stunning open plan kitchen & living area.

The additional formal lounge offers a peaceful retreat at the front of the property, while a practical utility area completes the ground floor accommodation.

Upstairs a spacious landing leads to three well-proportioned double bedrooms, including a generous master with ensuite. A large and well-appointed family bathroom further enhances the sense of space and comfort throughout.

Schooling: Catchment area for Lenzie Meadow Primary, Holy Family Primary, Lenzie Academy and St Ninians High School.

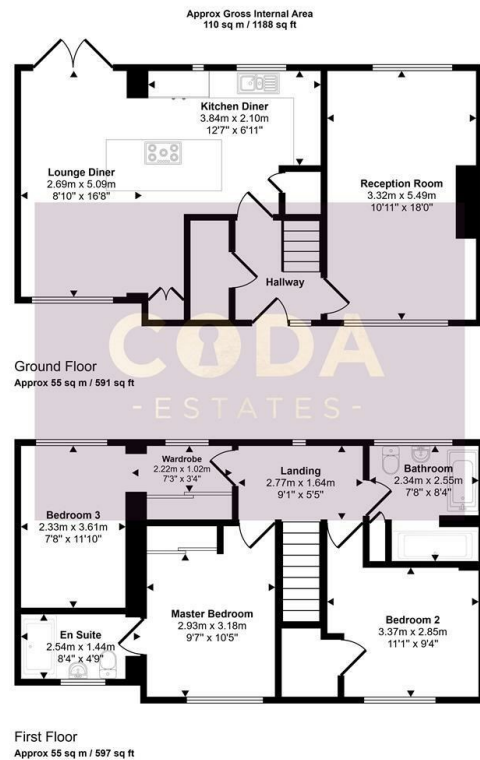
Amenities: The property is a just a short walk to local shops, Lenzie train station, well reputed local primary and secondary schooling and the village cross. Lenzie also offers various leisure facilities including a golf course, tennis courts, bowling club and is a short walk to Kirkintilloch Leisure Centre. The property is perfectly positioned for all the village amenities.

Transport Links: Lenzie is conveniently placed within easy reach of Glasgow city centre and Edinburgh. Lenzie train station is within a two minute walk away which offers a regular line to Glasgow Queen Street in 9 minutes and Edinburgh Waverley in approximately 30 minutes. Just a short drive is the new link road leading to the M80 connecting to the main M8 motorway with links across central Scotland. There is also a regular bus route to Glasgow city centre and neighbouring villages.

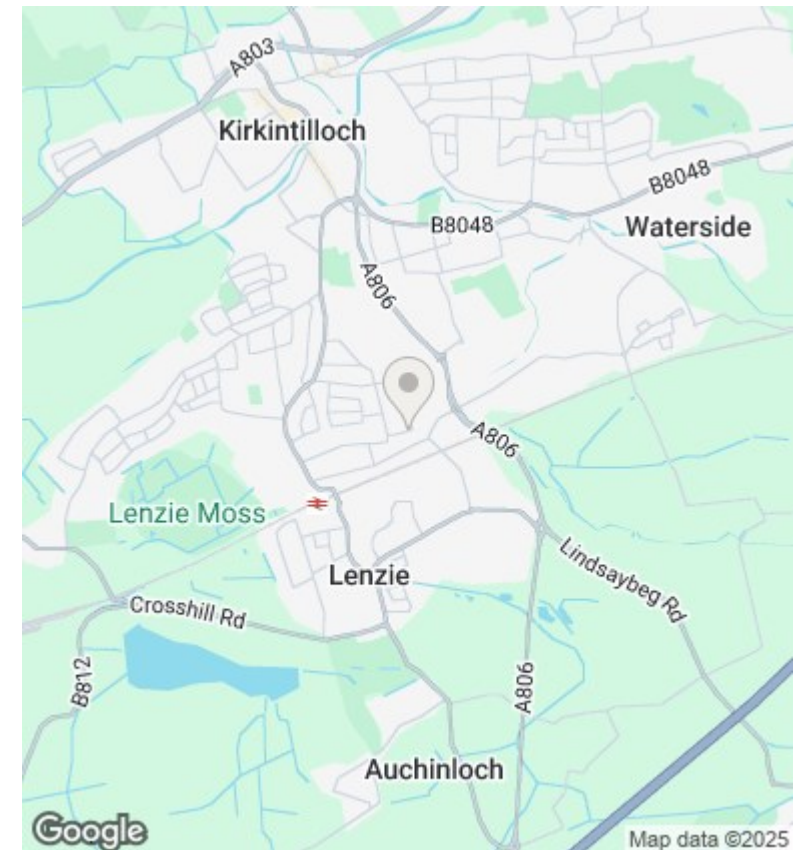
Home Report Available on Request  
EER - C

Viewings: Arranged by appointment

\*\*\* CODA Estates are an award winning agent within the Glasgow area, offering a free and comprehensive market appraisal of your property. If you care to arrange a valuation please do not hesitate to contact our office on 01417751050 \*\*\*



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 Snuppy 360.



## Directions

## Viewings

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

## Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		85
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	
(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 