



52 Corn Mill Road, Woodilee Village, Lenzie, G66 3TL

Offers Over £420,000

- *** Executive Family Property ***
- Spacious Open Plan Kitchen/Dining Area
- Drive to Integral Garage
- EER - C
- 4 Bedrooms - Master Ensuite
- Utility Room & Downstairs w/c
- Landscaped Rear Garden
- Impressive Formal Lounge with Bay Window Formation
- Stylish House Bathroom
- Close To Local Amenities

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This outstanding Miller Home is a substantial 4 bedroom detached family home situated in the highly sought after Woodilee Village. This property will appeal to a wide array of discerning buyers and early viewing will be imperative. To arrange a suitable viewing appointment or for further details please contact the office 01417751050. EER - C



Council Tax Band: F



Formed over two levels the main door opens to a welcoming reception hallway, offering access to the ground level apartments. The formal lounge is front facing, with a bay window formation. The stylish open plan dining kitchen is well appointed and also lends access to the rear garden through french doors. The kitchen is equipped with a range of wall and base mounted units, contrasting worktops that compliment the attractive flooring, gas hob and a selection of integrated appliances. There is a separate utility room with laundry facilities and rear door access to the garden. Completing the accommodation on the ground floor is the a downstairs w.c /cloakroom. On the first floor you'll find four generously sized bedrooms offering excellent space, all of which have built-in wardrobes. The master bedroom benefits from its own stylish en-suite shower room. The home's main bathroom has a contemporary finish, partially tiled and offers a four piece bathroom suite with bath and separate shower cubicle. The upper level also has a well-proportioned linen cupboard. The property is fully double glazed with gas central heating and house alarm. The property sits within established grounds which have been professionally landscaped, perfect for relaxing and/or entertaining.

Room dimensions:

Ground

- Entrance Hallway
- Lounge - 5.49m x 3.34m
- Dining Kitchen - 5.97m x 3.48m
- Utility - 1.91m x 1.75m
- WC - 1.77m x 1.35m

First Floor

- Master Bedroom - 4.05m x 3.43m
- En Suite - 2.38m x 1.94m
- Bedroom 2 - 3.66m x 2.91m

- Bedroom 3 - 3.98m x 2.37m
- Bedroom 4 - 2.08m x 2.57m
- Bathroom - 2.54m x 2.14m

Development: Woodilee village is a long awaited and anticipated development located in the grounds of the old Woodilee Hospital in Lenzie. The development is a landmark new village looking to offer bespoke quality homes, in a semi-rural setting, created by 4 individual, well reputed house builders. The Miller Homes development is nestled in a semi-rural setting and offers a selection of high specification of modern family homes in a well maintained and factored estate.

Amenities: The property is a half a mile to Lenzie and a short drive to Kirkintilloch town centre. The village of Lenzie offers a variety of essential shops including post office, chemist, newsagent, doctors, library, convenience stores, dentist, hairdressers, award winning delicatessen and restaurants. Lenzie also has various leisure facilities including tennis, golf and rugby clubs. The main town of Kirkintilloch offers a vast amount of amenities including good quality restaurants, shops, bars, supermarkets and the recently developed Southbank Marina. There are also numerous leisure facilities including Kirkintilloch Leisure Centre which houses a 25m swimming pool / children's pool and various sporting courts / clubs, Kirkintilloch Bowling Club. Various water sports on the canal include canoeing and rowing. There are also golf courses in both Kirkintilloch and neighbouring Lenzie where there are also tennis courts and Lenzie Rugby Club.

Transport Links: Lenzie is conveniently placed within easy reach of Glasgow city centre and Edinburgh. Lenzie train station is within a ten 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

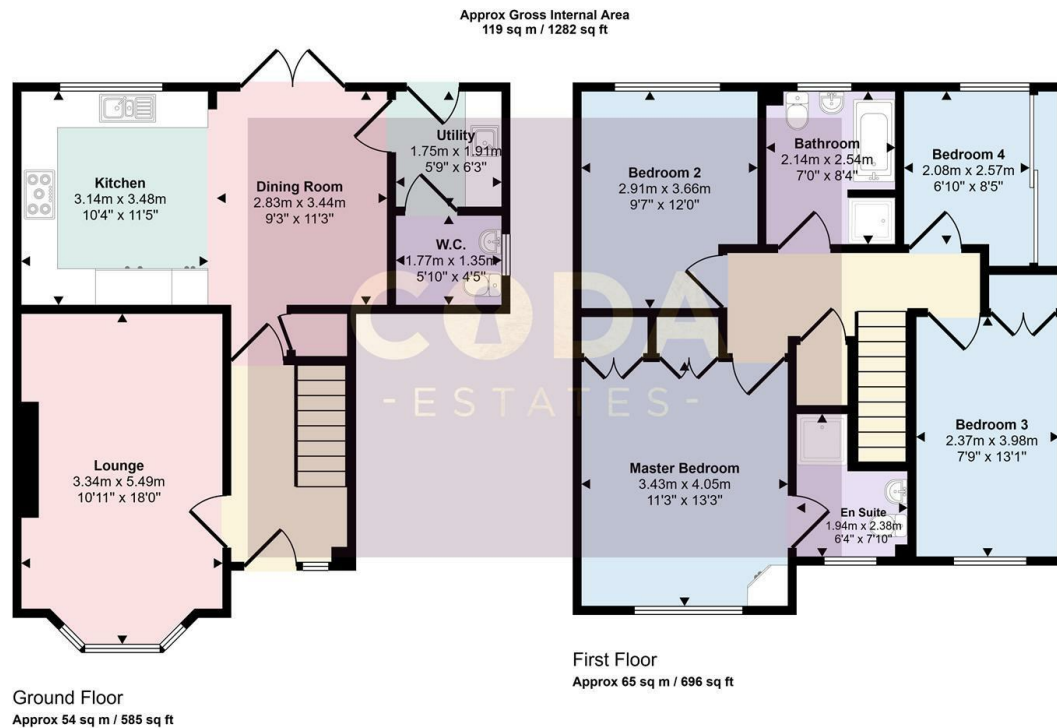
across central Scotland. There is also a regular bus route to Glasgow city centre and neighbouring villages.

Home Report Available on Request
Viewings Strictly By Appointment
Council Tax - EDC F
EER - C

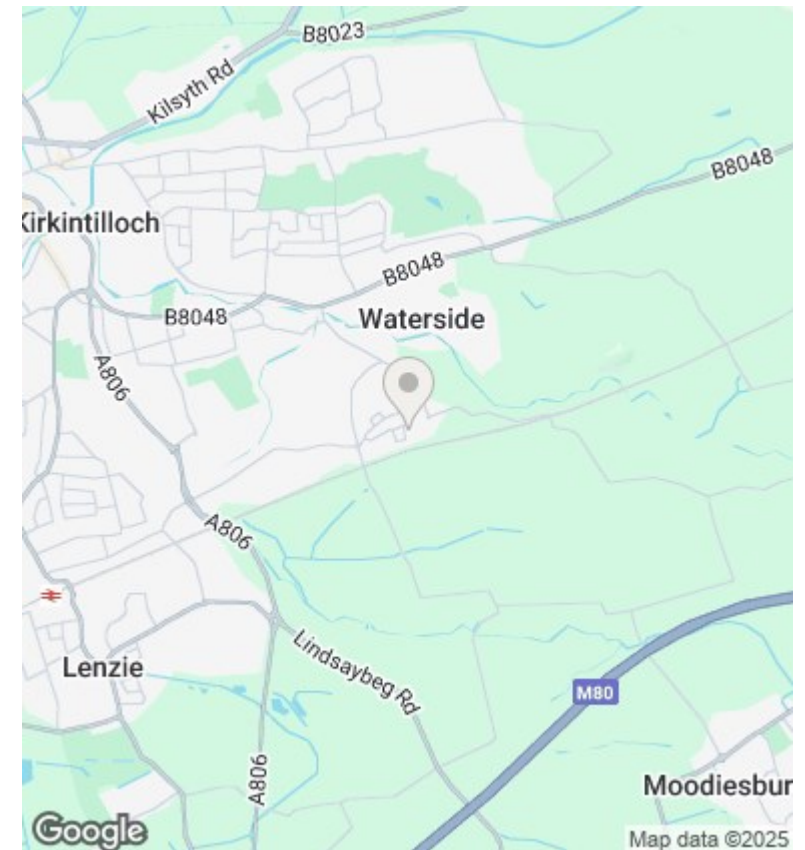
If you are interested in viewing this property please contact our offices direct on 0141 775 1050. Property to sell? One of our expert team would be happy to provide you with a free valuation and we can discuss our selection of professional selling packages.







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		
(81-91) B		
(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		

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