CODA
-ESTATES-

# 70 Watermill Avenue, Lenzie, G66 5EL

## Offers Over £390,000

- Attractive detached home set within an established residential area of Lenzie
- Sociable living space designed for relaxed evenings and entertaining
- Ground floor bedroom offering adaptable accommodation for a variety of needs
- Substantial outdoor space with distinct areas for dining, play and relaxation
- Convenient off-street parking complemented by garage and carport facilities
- Beautifully refreshed throughout, ready for modern family living
- Sun-filled conservatory adding versatility to the ground floor
- Tastefully appointed bathroom with crisp, contemporary styling
- Elevated garden terrace enjoying scenic views towards the Campsies
- Energy efficiency rating - D

2-4 Heath Avenue, Lenzie, Glasgow, G66 4LG
01417751050

sales@codaestates.co.uk
www.codaestates.co.uk

# 70 Watermill Avenue, G66 5EL

Situated on Watermill Avenue in a highly desirable area of Lenzie, this impressive four-bedroom detached villa has been extensively renovated throughout by the present owners to create a bright, contemporary and stylish family home. Combining beautifully presented interiors with generous outdoor space and attractive open views towards the Campsie Hills, the property offers an exceptional opportunity for the discerning family buyer.

4 1 2 D

Council Tax Band: F

The accommodation is thoughtfully arranged over two levels, with a welcoming entrance hallway leading to a superb semi-open-plan living space comprising the lounge, dining area and modern kitchen. This versatile arrangement creates an ideal environment for both everyday family life and entertaining, with a wonderful sense of space and natural light throughout.

The lounge provides a comfortable and inviting reception area, flowing seamlessly into the dining space and kitchen to create a sociable heart of the home. The contemporary kitchen diner offers an excellent range of fitted units and worktop space, with the layout lending itself perfectly to modern family living. The conservatory, accessed from the kitchen, provides an additional reception space and an appealing connection to the rear garden.

Completing the ground floor accommodation is a versatile fourth bedroom, ideal for guests, extended family or those seeking the convenience of single-level sleeping accommodation. A modern three-piece bathroom further enhances the ground floor, finished with a sleek white suite and contemporary subway tile detailing.

A staircase leads to the first floor, where three bedrooms are arranged around the landing. The master bedroom is a particularly appealing space, with extensive fitted storage, while the remaining bedrooms provide excellent flexibility for growing families, guests or those requiring dedicated workspace.

Externally, the property occupies a generous garden plot, with the rear garden being a particular highlight. An expansive patio area provides an ideal setting for outdoor dining and entertaining, leading to a tiered garden with an elevated sun patio. From this elevated position, there are attractive views across towards the nearby Campsie Hills, creating a wonderful backdrop for relaxing and enjoying the outdoor space. The gardens offer a superb combination of practical family space and areas designed for outdoor leisure.

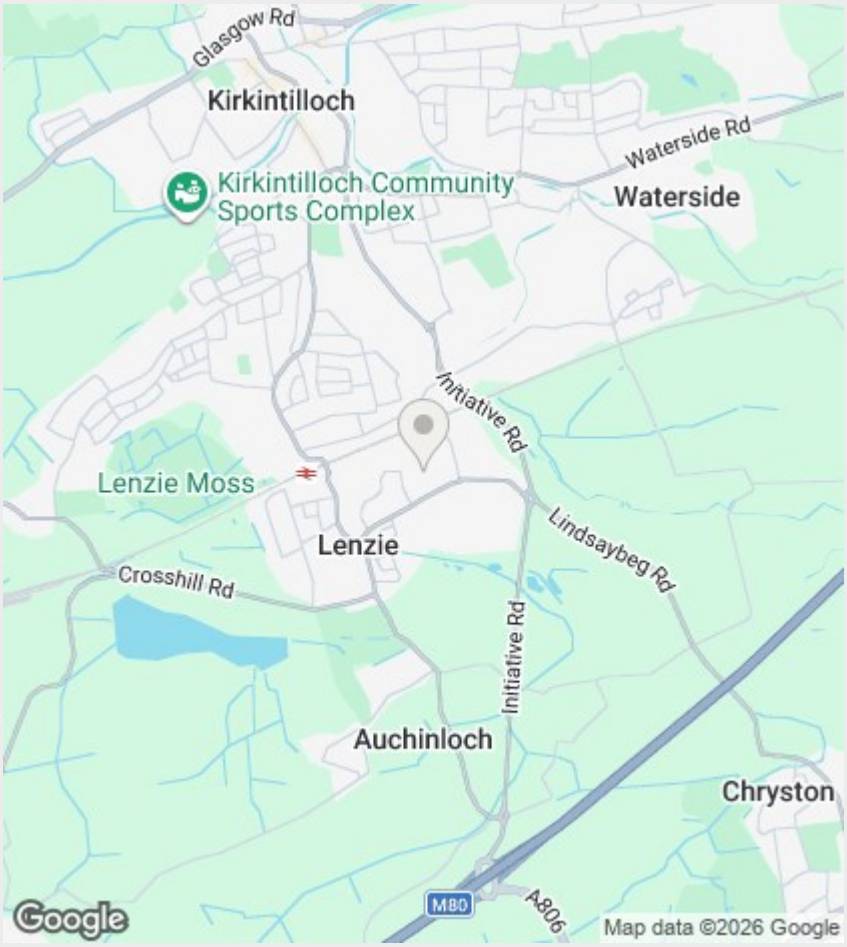
Further benefits include a semi-detached garage and an additional carport, providing valuable parking, storage and workshop potential.

Watermill Avenue enjoys a sought-after residential setting within Lenzie, with the area renowned for its strong family appeal, excellent local amenities and access to well-regarded schooling. Lenzie railway station provides convenient commuter links, while nearby road networks offer access to Glasgow, surrounding towns and the wider central belt.

Early viewing is highly recommended to fully appreciate the quality of the renovation, the versatile family accommodation and the exceptional outdoor space this impressive detached home has to offer.

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

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



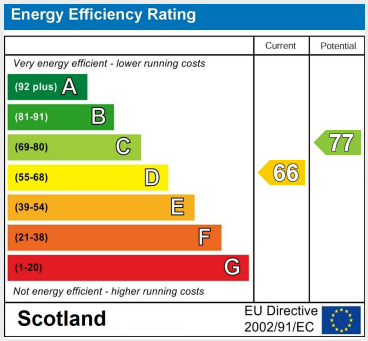

## Directions

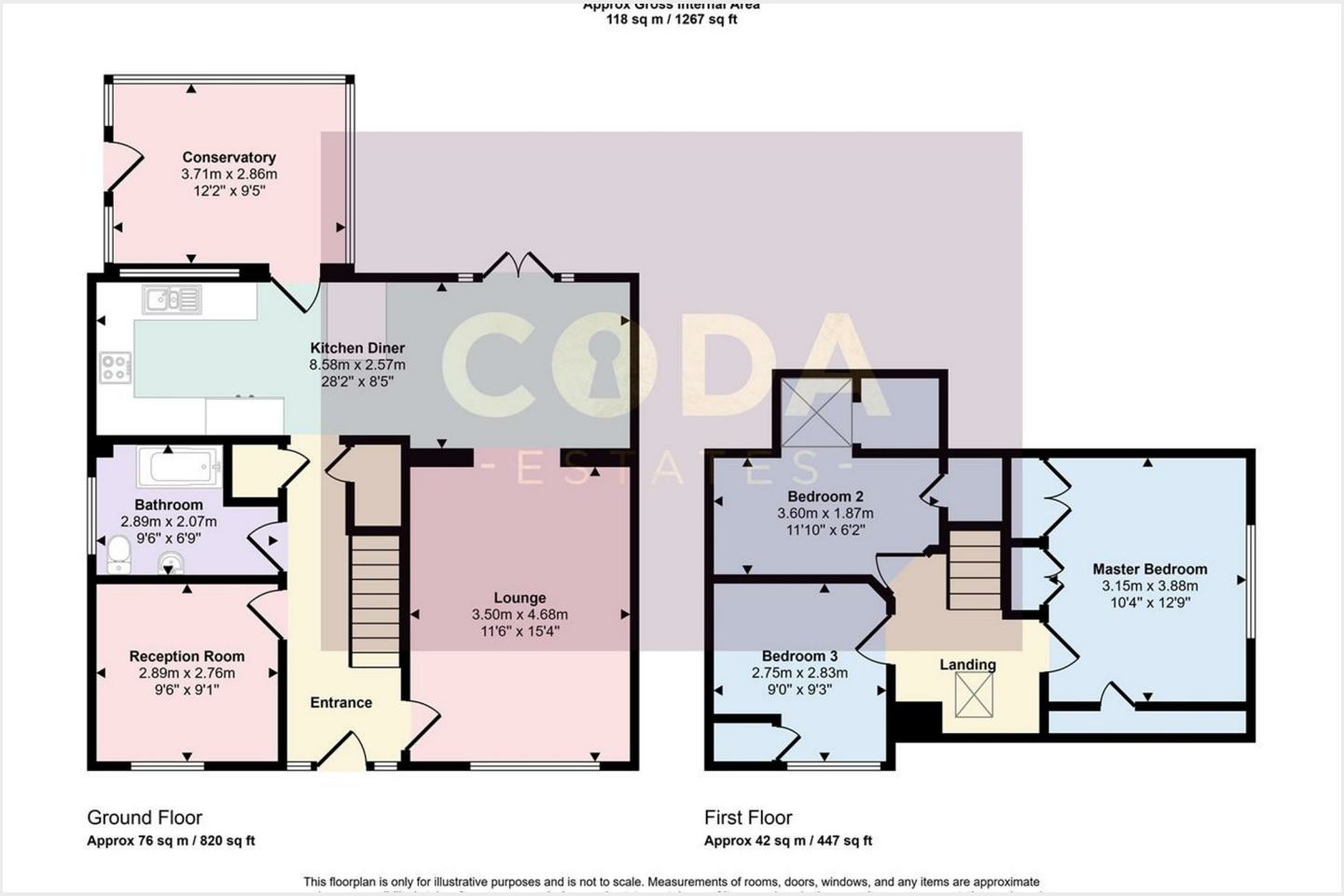
## Viewings

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

## EPC Rating:

D




2-4 Heath Avenue, Lenzie, Glasgow, G66 4LG
01417751050
sales@codaestates.co.uk
www.codaestates.co.uk