



## 8 Mill Lade Drive, Lenzie, Kirkintilloch, Glasgow, G66 3TN

Offers Over £280,000

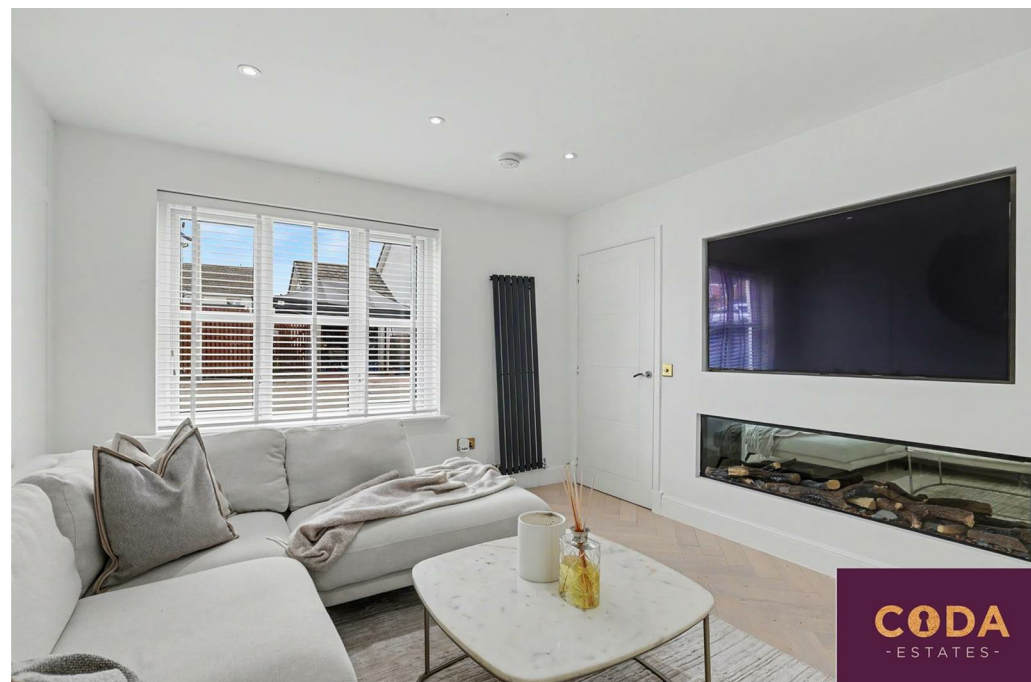
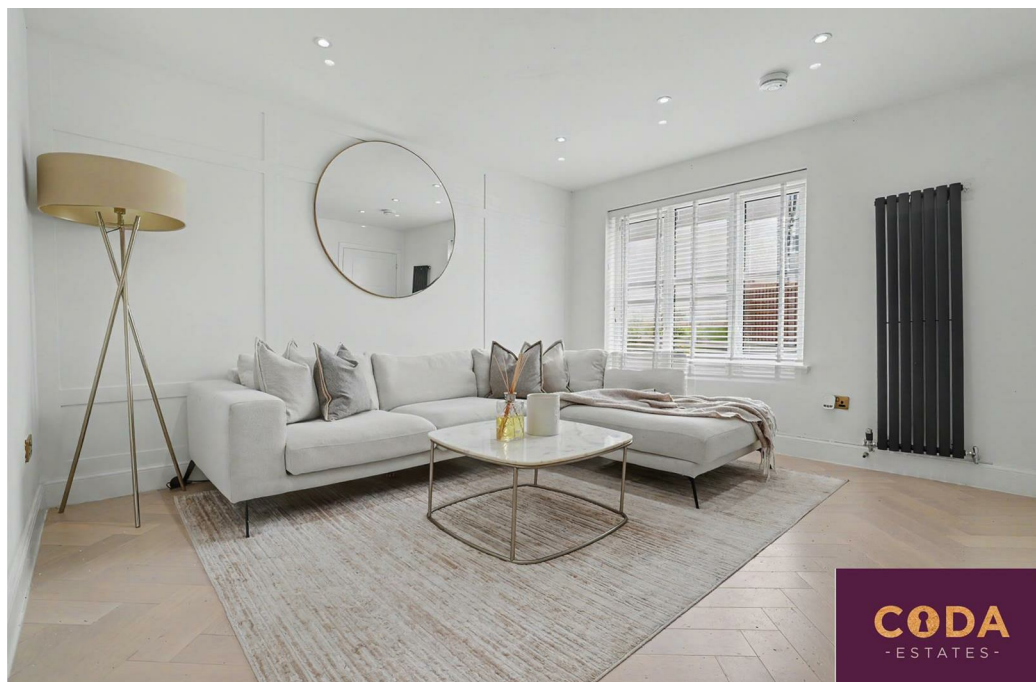
- \*\*\* Stunning Family Property \*\*\*
- Lounge with Media Wall
- Beautiful Level Garden Plot with Outbuilding
- EER - C
- Immaculately Maintained & Presented
- Tasteful Dining Kitchen with French Doors to Rear
- Extensive Driveway to the Side
- 3 Bedrooms - Master Ensuite
- Additional w/c & Adequate Storage Throughout
- Close To Local Amenities, Transportation Links and Schools

# 8 Mill Lade Drive, Glasgow G66 3TN

This 3 Bedroom semi-detached property offers excellent family accommodation over two levels. Located within the attractive Woodilee Village development, this Miller Home provides 3 bedrooms (Master en-suite), open plan Dining Kitchen and an additional downstairs w/c. The current owners have maintained and presented the home to an exceptional standard throughout. Early viewing is recommended. EER - C



Council Tax Band:



Exclusive to the market is this well-proportioned semi-detached villa located in the Woodilee Village area of Lenzie. This property is within the Miller Homes phase of the Woodilee 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 perfect 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, family lounge located to the front and the contemporary open plan dining kitchen which has French doors leading to the rear garden. The kitchen houses a number of quality integrated appliances including dishwasher, fridge freezer, washer dryer, induction hob, electric oven and microwave. On the ground floor you will also find a very spacious w/c and a large storage cupboard. The upper landing gives access to all remaining rooms. The master bedroom is located to the front and benefits from ensuite shower facilities. There are two further bedrooms and the house bathroom completes the accommodation. The attic space can also be accessed from the upper landing.

The property benefits from outside outbuilding/home office area which will be included in the sale. The patio is perfectly positioned to enjoy the south westerly aspects of the home. This property also benefits from a substantial driveway providing parking for up to 3 vehicles. The level rear gardens have been well tended and are fully enclosed providing a ideal space for both children and pets.

#### Room Dimensions

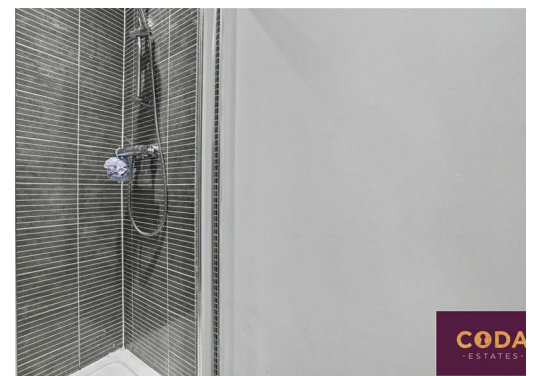
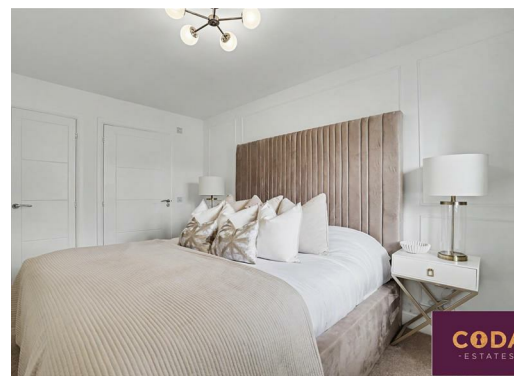
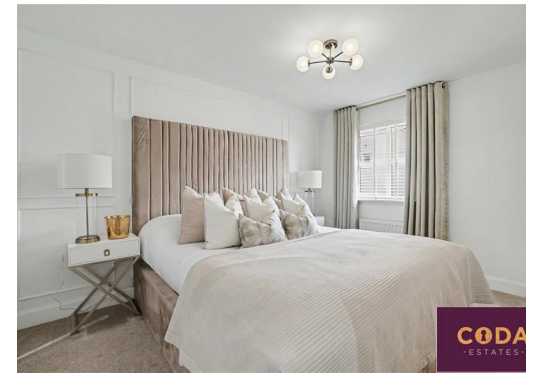
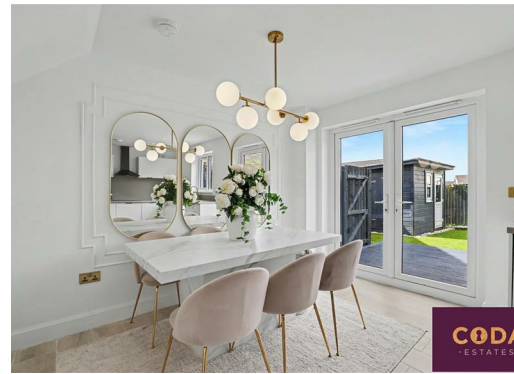
Lounge - 4.55m x 4.00m  
Dining Kitchen - 5.10m x 3.50m  
Downstairs w/c - 1.85m x 1.20m

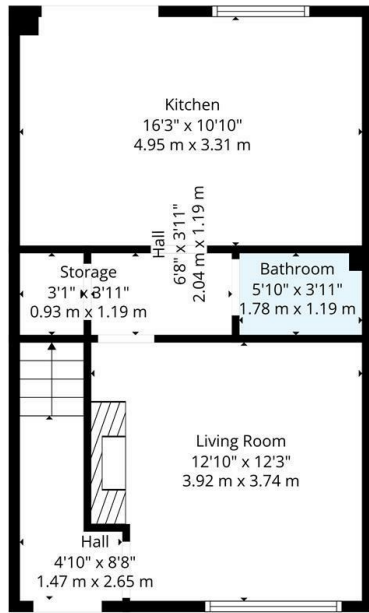
Master Bedroom - 3.85m x 3.00m  
Ensuite - 2.30m x 1.40m  
Bedroom 2 - 3.20m x 3.00m  
Bedroom 3 - 3.10m x 2.30m  
Bathroom - 2.10m x 1.90m

Home Report Available on Request  
Viewings By Appointment  
EER - C  
Council Tax Band - E

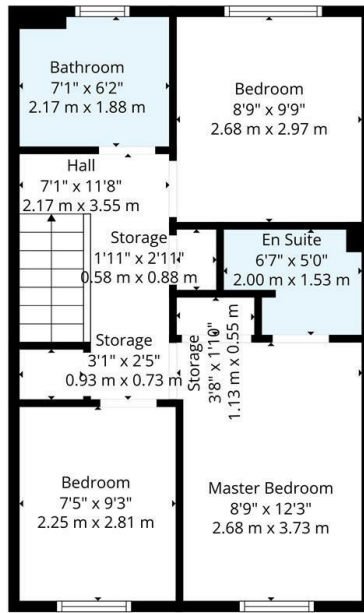
The Woodilee Village development has matured into a safe and family-friendly community, with well-maintained communal gardens and parks, a well-stocked local convenience store and easy access to local country-side walking paths and cycle routes.





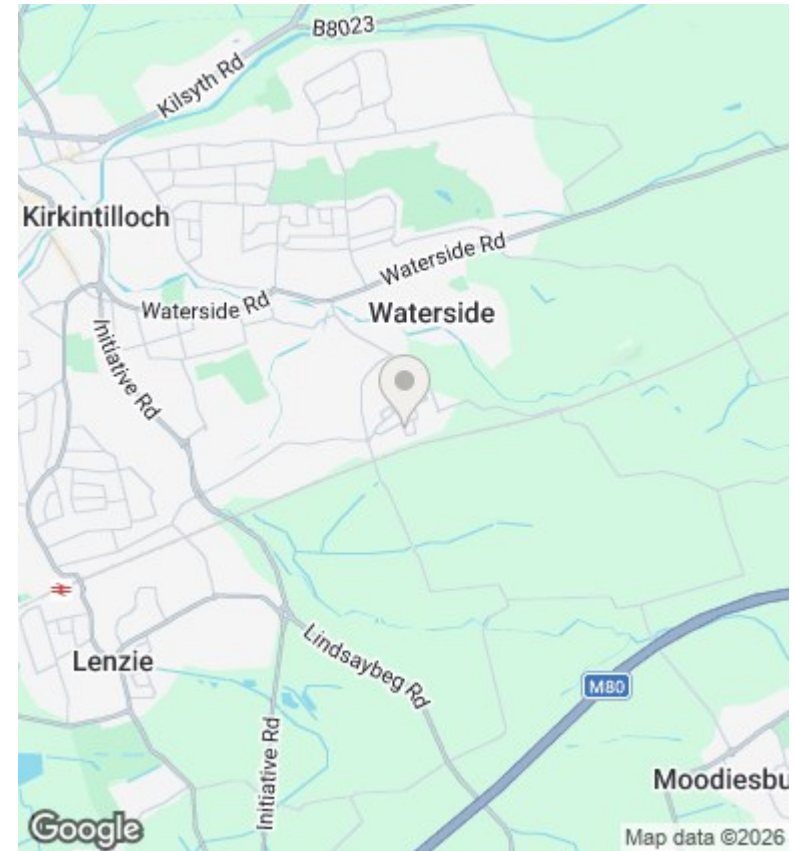


1st Floor



2nd Floor

**TOTAL: 868 sq. ft, 81 m2**  
 1st floor: 438 sq. ft, 41 m2, 2nd floor: 430 sq. ft, 40 m2  
 EXCLUDED AREAS: STORAGE: 31 sq. ft, 4 m2, WALLS: 60 sq. ft, 5 m2  
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



## Directions

## Viewings

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

## Council Tax Band

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	84
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	EU Directive 2002/91/EC	