



16 Woodside Avenue, Lenzie, Glasgow, G66 4NQ

Offers Over £365,000

- An exceptional family home
- Stylish formal lounge
- Dining area with bi fold doors
- South Facing Rear Garden
- Lenzie Academy Catchment Area
- Extended 4 bedroom semi detached
- Contemporary kitchen
- Utility room
- Excellent Residential Location
- EER- C

16 Woodside Avenue, Glasgow G66 4NQ

Situated in the heart of Lenzie, this stunning and thoughtfully extended four-bedroom semi-detached villa is presented to the market in immaculate, true walk-in condition. The property has undergone a comprehensive upgrade throughout and offers beautifully presented, contemporary family living finished to an exceptional standard.

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Council Tax Band: E



Upon entering the home, you are welcomed by a bright and inviting hallway which sets the tone for the quality found throughout. To the front of the property lies the elegant formal lounge, a wonderfully bright space flooded with natural light, providing the perfect setting for both relaxing and entertaining.

To the rear of the property is the impressive contemporary kitchen and dining area, which forms the true heart of the home. The stylish, well-appointed kitchen features a range of integrated appliances and has been thoughtfully designed to combine functionality with modern style. The generous dining space is ideal for family life and entertaining, benefiting from an abundance of natural light and large bi-folding doors which open directly onto the beautifully landscaped rear garden.

Externally, the private rear garden has been carefully designed for both style and ease of maintenance, featuring a composite decking area and an astro-turf lawn, creating a fantastic outdoor space for entertaining and family enjoyment. A practical utility room completes the accommodation on the ground floor.

The upper level hosts four generously sized bedrooms. The impressive principal bedroom is particularly spacious and benefits from its own luxurious en-suite shower room. Bedroom four is currently utilised as a large dressing room, offering excellent versatility. A stylish and spacious family bathroom suite serves the remaining bedrooms. The property further benefits from excellent storage throughout.

To the front, a large monoblocked driveway provides off-street parking for multiple vehicles.

Maintained and upgraded to an extremely high standard throughout, this exceptional home offers modern, flexible living in one of Lenzie's most desirable locations and will appeal to a wide range of family buyers.

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.

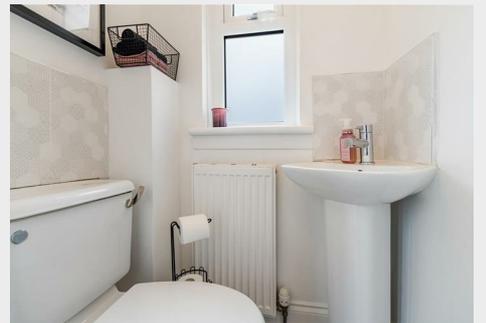
Transport Links: Lenzie is conveniently placed within easy reach of Glasgow city centre and Edinburgh. Lenzie train station is within a two minute walk away which offers a regular line to Glasgow Queen Street in 9 minutes and Edinburgh Waverley in approximately 30 minutes. Just a short drive is the new 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.

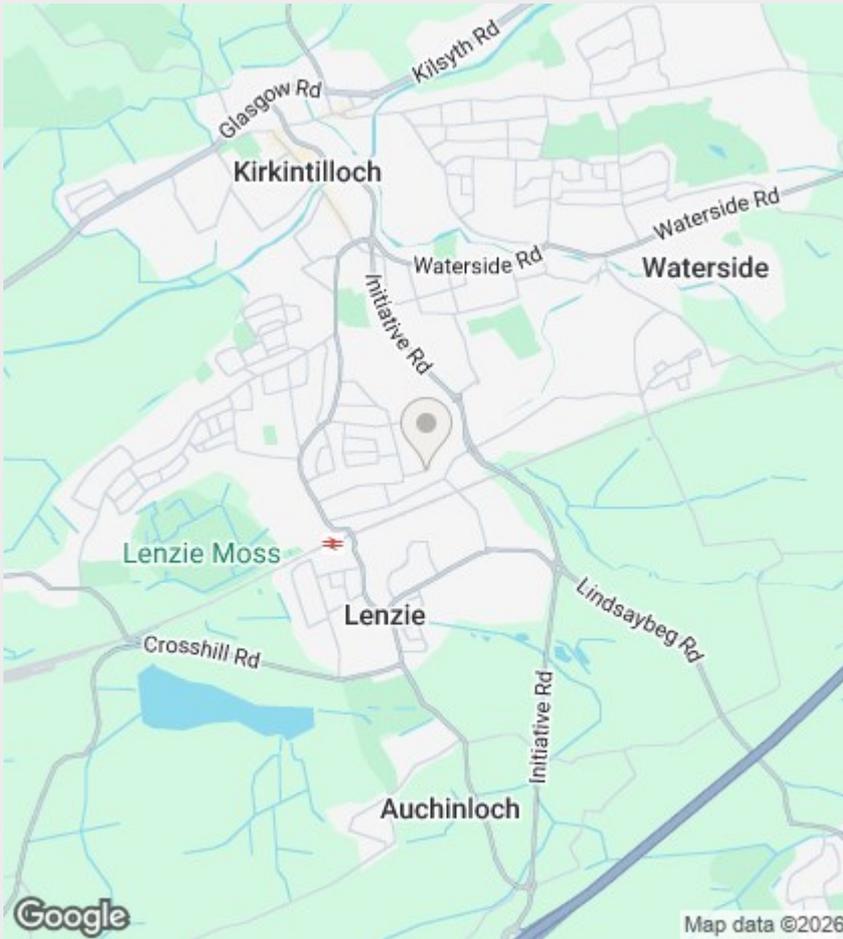
Home Report Available on Request
EER - C

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 ***







Directions

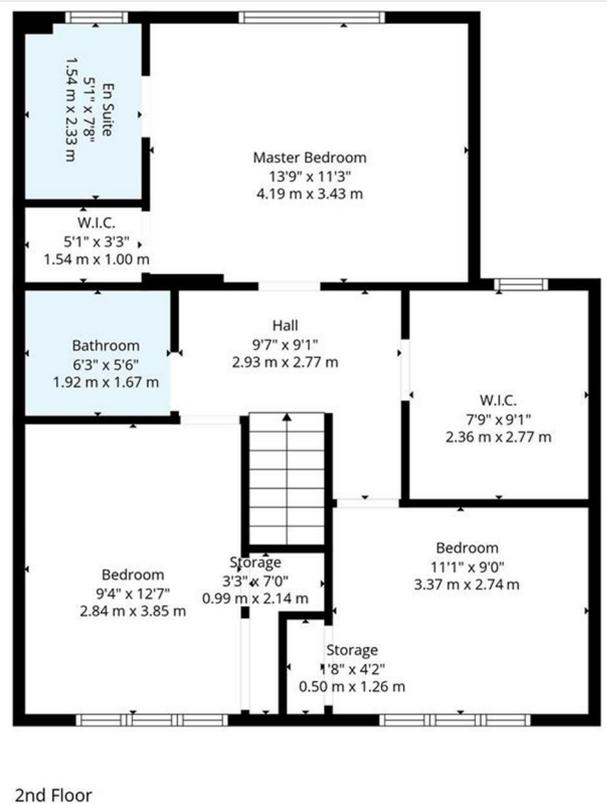
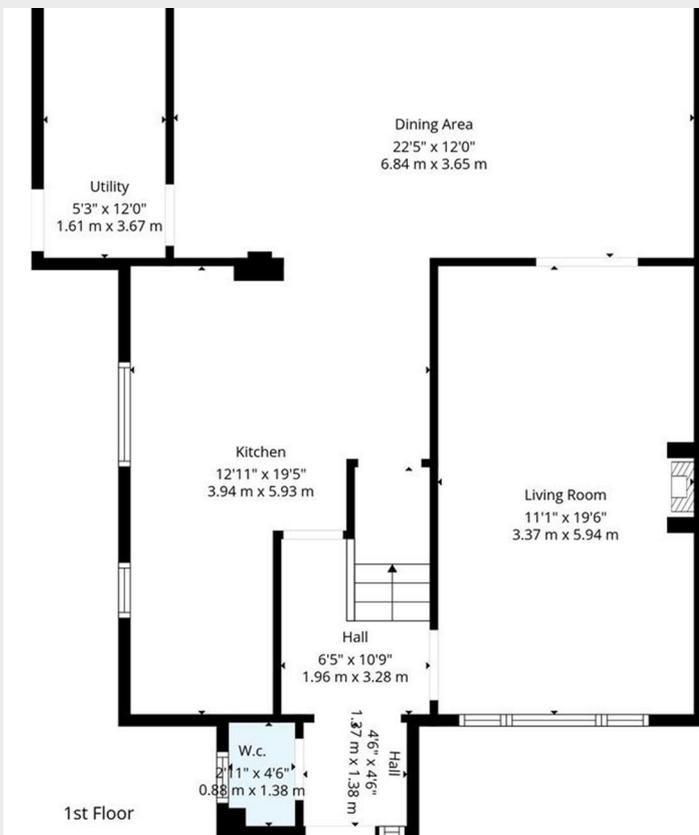
Viewings

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

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	



TOTAL: 1439 sq. ft, 134 m2

1st floor: 793 sq. ft, 74 m2, 2nd floor: 646 sq. ft, 60 m2

EXCLUDED AREAS: UTILITY, 6'3" x 6'3" STAIRS, 2'11" x 4'6" W.C., 1'8" x 4'2" STORAGE

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