



8 Cloudberry Place, Woodilee Village, Glasgow, G66 3NU

Offers Over £360,000

- Impeccable Detached Family Property
- Entrance Porch & Spacious Lounge
- Professionally Landscaped, South Facing Garden
- EER - C
- Desirable Residential Location
- Open Plan Dining Kitchen
- GCH, DG, Downstairs w/c, Driveway & Garage
- Lenzie Academy Catchment Area
- 3 Bedrooms - Master Ensuite
- Close To All Local Amenities & Transportation Links

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*** Under Offer - Similar Properties Required for Waiting Buyers *** An exceptional detached 3-bedroom property in Woodilee Village, Lenzie, presented in immaculate, move-in condition. This pristine home offers broad appeal to buyers seeking quality and style. It's a modern, contemporary property ideal for families, with excellent transport links and access to good schools.

The current owners have created a stylish living environment, finished and presented to an impeccable standard throughout with beautiful garden spaces. Early viewing will be imperative. EER - C



Council Tax Band: E



Exclusive to the market, this well-proportioned detached villa in the highly sought-after Woodilee Village area of Lenzie rarely becomes available. The property forms part of Phase One of the Springfield Homes development within Woodilee Village and falls within the Lenzie school catchment area, close to a wide range of local amenities.

Set within a delightful residential setting and surrounded by beautiful countryside, the property is ideally located close to Lenzie train station, making it perfect for commuting to Glasgow, Edinburgh and beyond. Woodilee Village also benefits from excellent road connectivity via the M80 and M8 motorways, providing easy access.

Enjoying an excellent position this home offers perfect family accommodation. The present owners have maintained and presented the home to an impeccable standard throughout. Early viewing is imperative.

This immaculate property boasts accommodation over two levels, comprising, entrance porch, bright and spacious reception lounge located to the front, contemporary open plan dining kitchen with a number of quality kitchen appliances and French doors leading to a generously sized, private south facing rear garden. There is also useful utility storage cupboard accessed from the kitchen. On the ground floor you will also find a tasteful w/c and a cupboard under the staircase.

The upper landing gives access to all remaining rooms. The master bedroom is located to the front and benefits from ensuite shower facilities and excellent wardrobe storage. The other 2 bedrooms over look the rear garden and are bright and well presented. The stylish house bathroom is tiled with over the bath shower. The attic space can be accessed from the landing area.

Further benefits include, gas central heating, double glazing, driveway, garage,

high-quality Porcelanosa tiling throughout, and security alarm system.

The current owners have created a versatile and attractive outside space. The professionally landscaped gardens provide various patio areas, strategically positioned to enjoy the southerly aspects of the home at various times of the day. The raised decked area with pergola is perfect for alfresco dining, relaxing and entertaining into the evening. The rear garden is fully enclosed, providing an ideal space for young children and family pets. A garden shed is located to the western elevation providing further storage.

Room Dimensions

Entrance Porch

Lounge - 4.81m x 3.30m

Dining Kitchen - 6.15m x 2.72m

w/c - 1.86m x 1.18m

Master Bedroom - 3.46m x 2.89m

Ensuite - 2.30m x 1.19m

Bedroom 2 - 3.43m x 2.86m

Bedroom 3 - 2.77m x 2.53m

Bathroom - 2.56m x 1.87m

Garage – 5.31m x 2.75m

Home Report Available on Request

Viewings By Appointment

EER - C

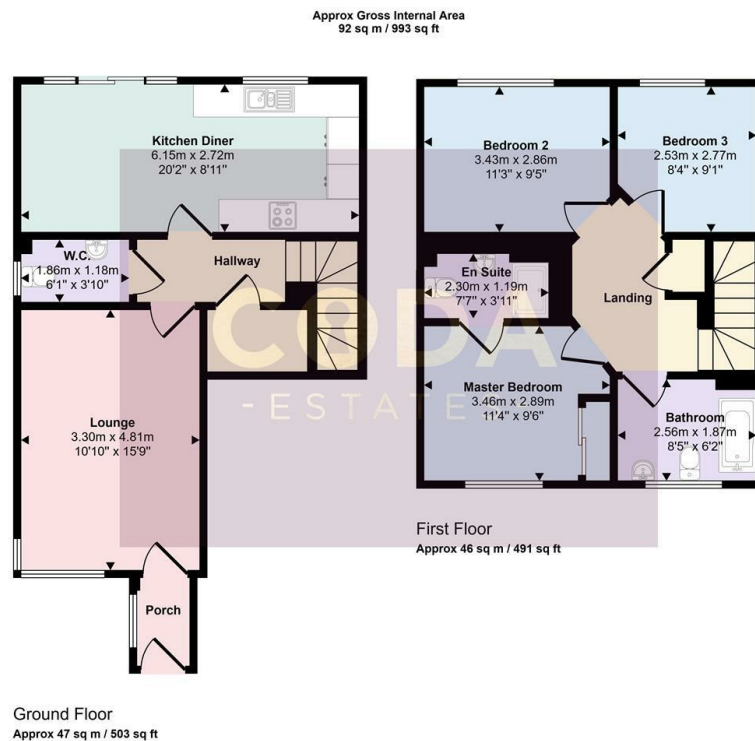
Council Tax Band - E

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, post office, children’s nursery and easy access to a wide range of local country-side walking paths and cycle routes.

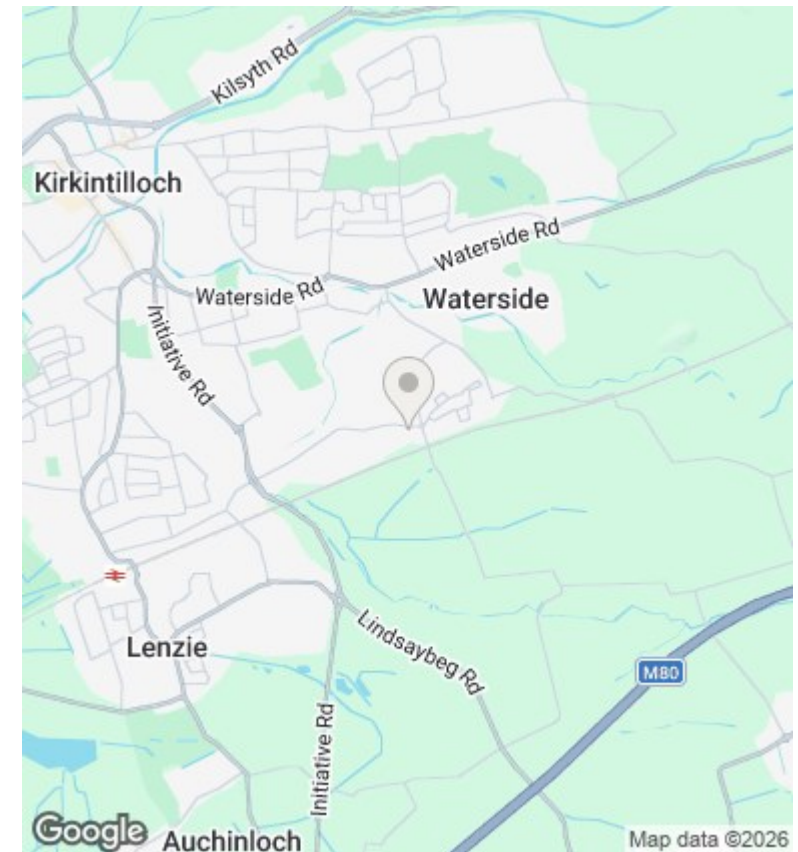
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites 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

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC