



80 Woodcroft Drive, Woodilee Village, Glasgow, G66 3WD

Offers Over £670,000

- Executive CALA Detached Property - "The Moncrieff"
- Open Plan Kitchen/Dining/Family Room
- DG, GCH, Monoblocked Driveway & Double Integral Garage
- EER - B
- Six Bedrooms (3 with ensuite facilities)
- Downstairs cloaks & Utility Room
- Level Garden Plot with South Facing Rear Garden
- Splendid Formal Lounge
- Well Presented & Maintained Throughout
- Close to All Local Amenities, Schooling & Transportation Links

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*** Under Offer -Similar Properties Required For Waiting Buyers !!! *** This executive detached CALA built family home is located in the sought after and highly desirable Woodilee Village. The 'Moncrieff' provides flexible accommodation over two levels boasting six bedrooms (3 with ensuite shower facilities), open plan family/dining/kitchen area, utility room and integral garage. The current owners have presented and maintained the property to an high standard throughout. EER - B



Council Tax Band: G



This executive detached CALA home is located in the Woodilee Village area on the outskirts of Lenzie. Woodcroft Drive is an attractive, highly desirable residential location within a delightful leafy area. The home is within easy reach of local amenities and located near to local schools at both primary and secondary level. Lenzie train station is approximately 1 miles away which is ideal for those who commute and Glasgow City Centre is only ten miles away by road via the M80 and M8.

The "Moncrieff", has been thoughtfully designed for the rigours of a modern lifestyle by combining a practical and adaptable internal layout with an exceptionally high specification. Neutrally decorated throughout, this home is tailor-made for you to apply your own finishing touches. The accommodation can easily be adapted to suit a wide variety of family requirements by providing 6 bedrooms, with the added benefit of an integral double garage which could easily be adapted to provide additional living space.

The family accommodation comprises: Bright and airy reception hallway with wooden flooring which extends to downstairs cloakroom with wc. The hallway extends through to the fitted kitchen/dining/family area, with numerous integrated appliances, including six burner gas stove, french doors to the rear garden and separate utility room with door access to rear of property and access to the double garage. For entertaining, the opulent formal lounge can be accessed through double glazed doors. There is a bespoke fireplace place as a central feature to the room with window to the front.

On the first floor, with neutral carpeting throughout, there are 6 bedrooms, three of which have ensuite shower rooms and an additional family bathroom with four piece suite including a separate shower cubicle. The master suite, has been tastefully decorated and includes excellent wardrobe storage. Bedrooms 2 & 3 boast ensuite facilities and also benefits from built in wardrobe storage. All 3 remaining bedrooms are well proportioned and benefit

from views to the rear garden. Two of these bedrooms also have built-in storage.

This outstanding family home is further enhanced by gas central heating, PVC double glazed window frames, higher than average ceilings, double width driveway to integral double garage and a level plot with gardens to front and level landscaped rear garden which is fenced and enclosed with a large raised decked area.

Room Dimensions

Entrance Porch -

Formal Lounge - 4.83m x 4.65m

Family/Dining - 6.74m x 4.68m

Kitchen - 3.71m x 3.57m

Utility Room - 3.65m x 1.84m

Downstairs w/c - 2.48m x 2.06

Master Bedroom - 4.28m x 3.91m

Ensuite - 3.90m x 3.15m

Bedroom 2 - 3.99m x 3.37m

Ensuite - 2.38m x 1.56m

Bedroom 3 - 3.52m x 3.48m

Ensuite - 2.36m x 1.63m

Bedroom 4 - 4.16m x 3.03m

Bedroom 5 - 3.14m x 2.98m

Bedroom 6/Study - 2.55m x 2.31m

Bathroom - 3.36m x 2.31m

Home Report Available on Request.

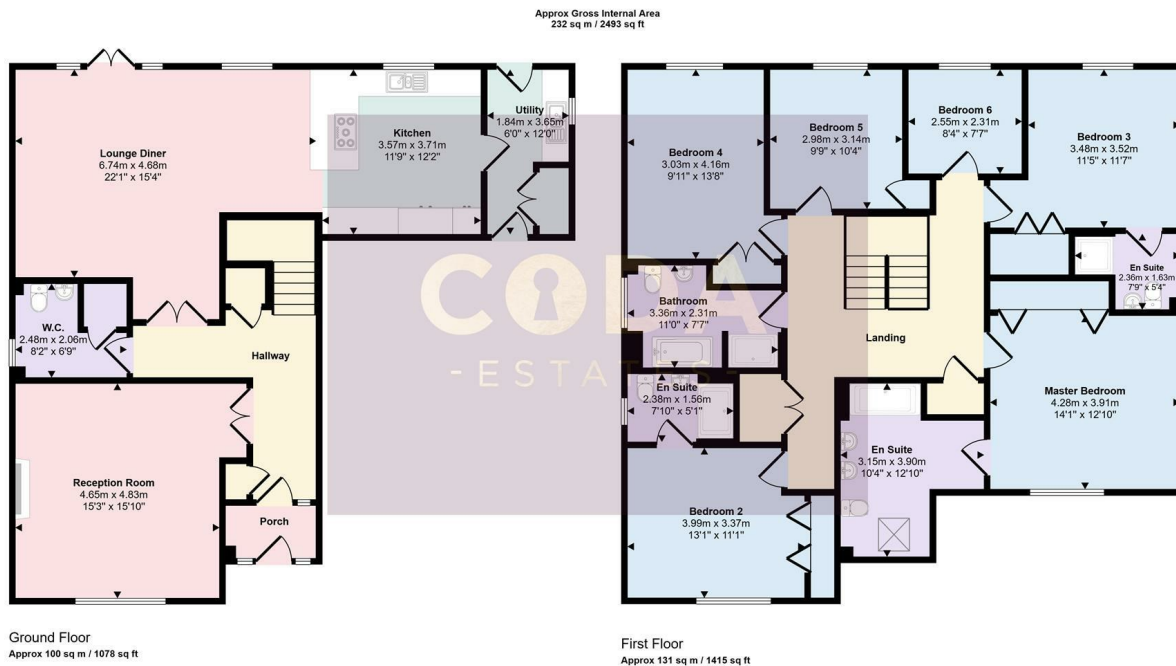
EER - B

Viewings Strictly By Appointment

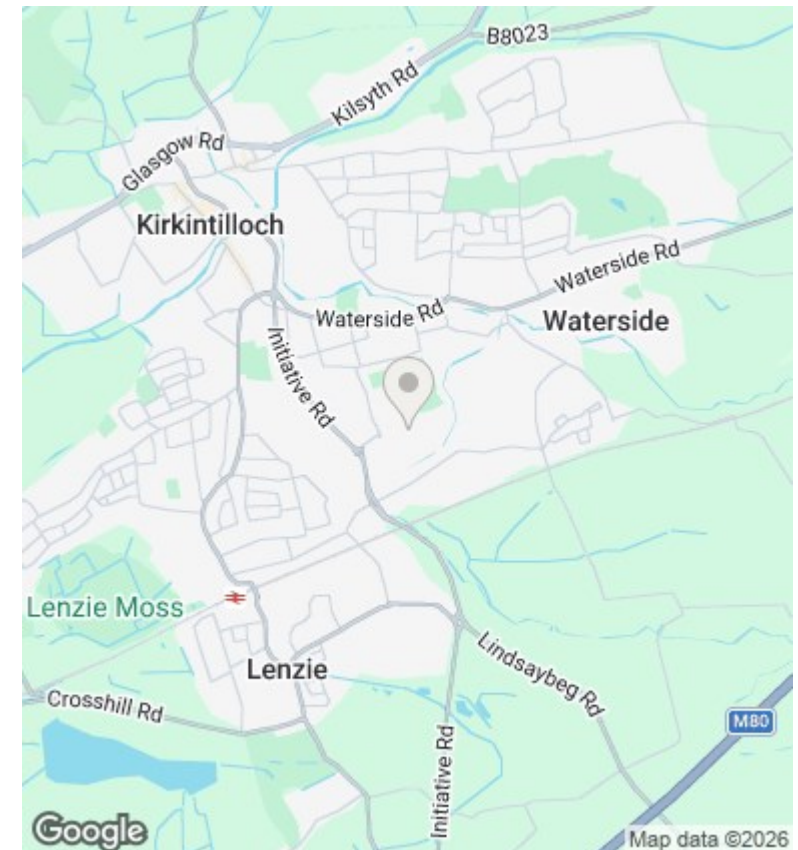
If you are interested in viewing this property please contact our offices direct on 01417751050. Property to sell? One of our expert team would be happy to provide you with a free valuation and we can discuss our selection of professional selling packages.







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 Snippy 360.



Directions

Viewings

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

Council Tax Band

G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	85
(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	