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7 Partridge Place, Woodilee Village, Lenzie, Glasgow, G66 3DH

Fixed Asking Price £675,000

- Substantial detached family residence
- Exceptional double garage conversion providing a superb multi-purpose living space
- Stylish open-plan kitchen and dining area complemented by separate utility room
- Presented in immaculate, walk-in condition with high-quality finishes throughout
- Ideally positioned within a quiet residential cul-de-sac, moments from Lenzie Railway Station and highly regarded schooling
- Versatile 5/6 bedroom layout with three luxurious en-suite bedrooms
- Occupying a beautifully landscaped corner plot with private gardens
- Designed for effortless indoor and outdoor entertaining with two patios, raised decking and an ornamental koi pond
- Multiple reception areas offering outstanding flexibility for modern family living and home working
- Energy efficiency rating - B

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

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

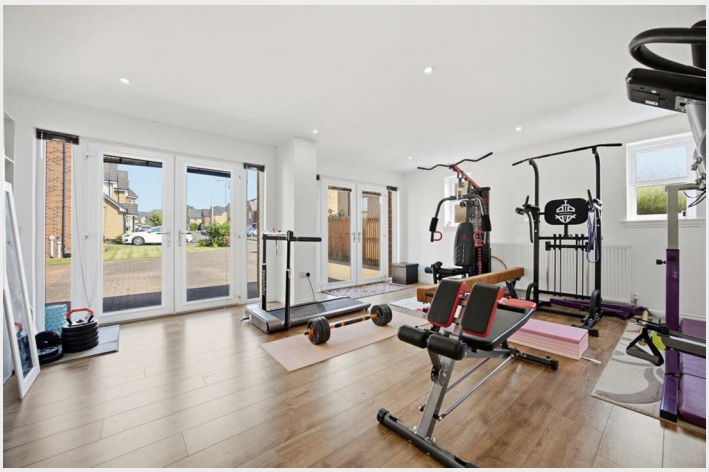
7 Partridge Place, Glasgow G66 3DH

Designed with modern family living at its heart, this beautifully presented detached villa combines generous, flexible accommodation with stylish interiors and exceptional outdoor space. Whether entertaining friends, working from home or enjoying everyday family life, the property offers a seamless blend of comfort, practicality and quality in one of Lenzie's most desirable residential settings.

5 4 3 B

Council Tax Band: G







Occupying a superb landscaped corner plot within the highly sought-after Woodilee Village, this exceptional five/six-bedroom detached villa offers approximately 2,820 sq ft of beautifully presented family accommodation. Thoughtfully enhanced by a substantial double garage conversion, the property provides an incredibly flexible layout perfectly suited to modern family living, while being presented in true walk-in condition throughout.

Ideally located for highly regarded schooling, Lenzie Railway Station and excellent road links, this impressive home combines generous proportions with an enviable setting.

The welcoming reception hallway leads to a fantastic selection of living spaces. A spacious formal lounge enjoys french door access to the rear garden, while a separate reception room offers excellent versatility as a family room, playroom or additional sitting room. At the heart of the home is a generous kitchen and dining area, providing the perfect space for everyday family life and entertaining, complemented by a separate utility room and convenient ground floor WC.

A formal dining room offers further flexibility and could easily be utilised as a sixth bedroom or home office if required. A standout feature of the property is the impressive double garage conversion, creating a substantial additional reception room that lends itself equally well as a cinema room, games room, gym or multi-generational living space.

The first floor offers five generously proportioned bedrooms arranged around a spacious landing. The principal bedroom benefits from fitted wardrobes and a stylish en-suite shower room, while two further double bedrooms also enjoy their own private en-suite facilities. Two additional bedrooms are served by a contemporary family bathroom, with a separate study providing an ideal work-from-home space or potential sixth bedroom.

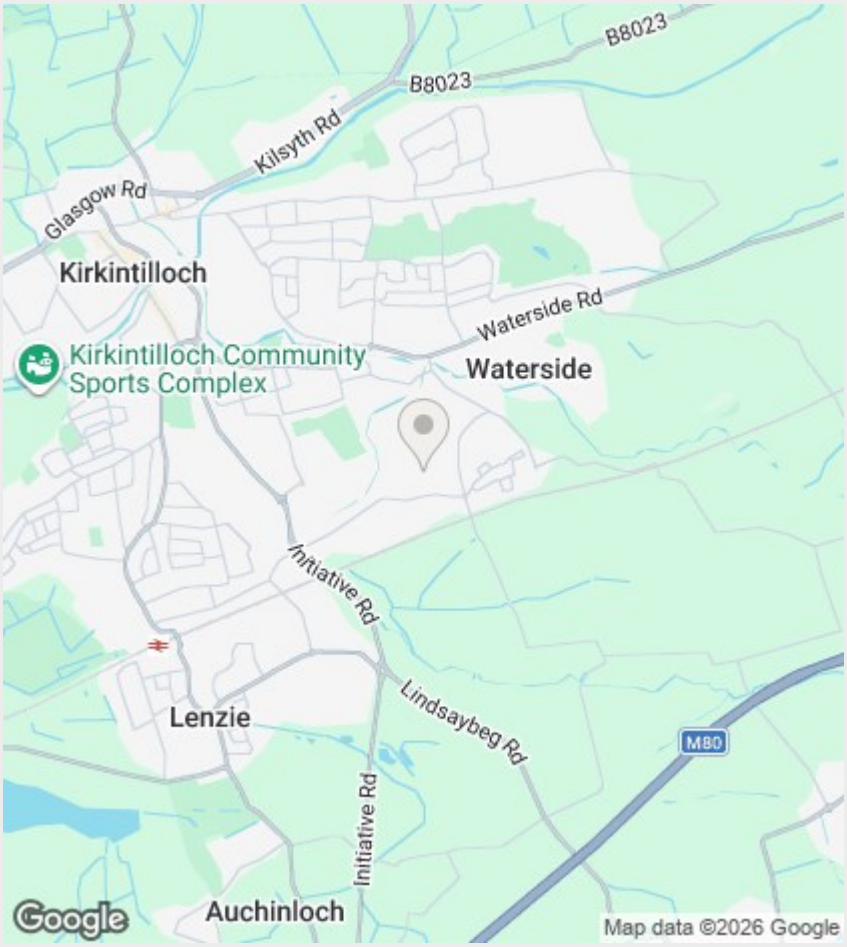
Externally, the property continues to impress. Occupying a beautifully landscaped corner plot, the gardens have been thoughtfully designed to provide colour and interest throughout the year, with a wide variety of evergreen planting ensuring the grounds remain attractive in every season. Two generous patio areas and a raised deck create excellent spaces for outdoor entertaining, with the principal patio specifically designed to accommodate a future glass sunroom if desired. A charming ornamental koi pond adds a peaceful focal point to the rear garden.

To the front, the recently extended mono-block driveway provides exceptional off-street parking for up to eight vehicles—ideal for larger families or those who regularly entertain. Practicality is further enhanced by extensive boarded loft storage with integrated ladder access, while a comprehensive Ring security system, including alarm sensors and external cameras, will remain with the property (subscription services may apply).

This is an outstanding family home offering an exceptional blend of space, flexibility and quality, all within one of East Dunbartonshire's most desirable residential developments.

Home Report Available on Request
Viewings Strictly By Appointment
Council Tax - East Dunbartonshire Band G
EER - B

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.



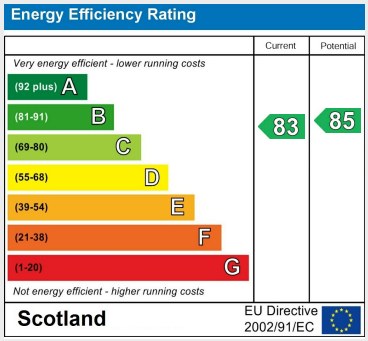
Directions

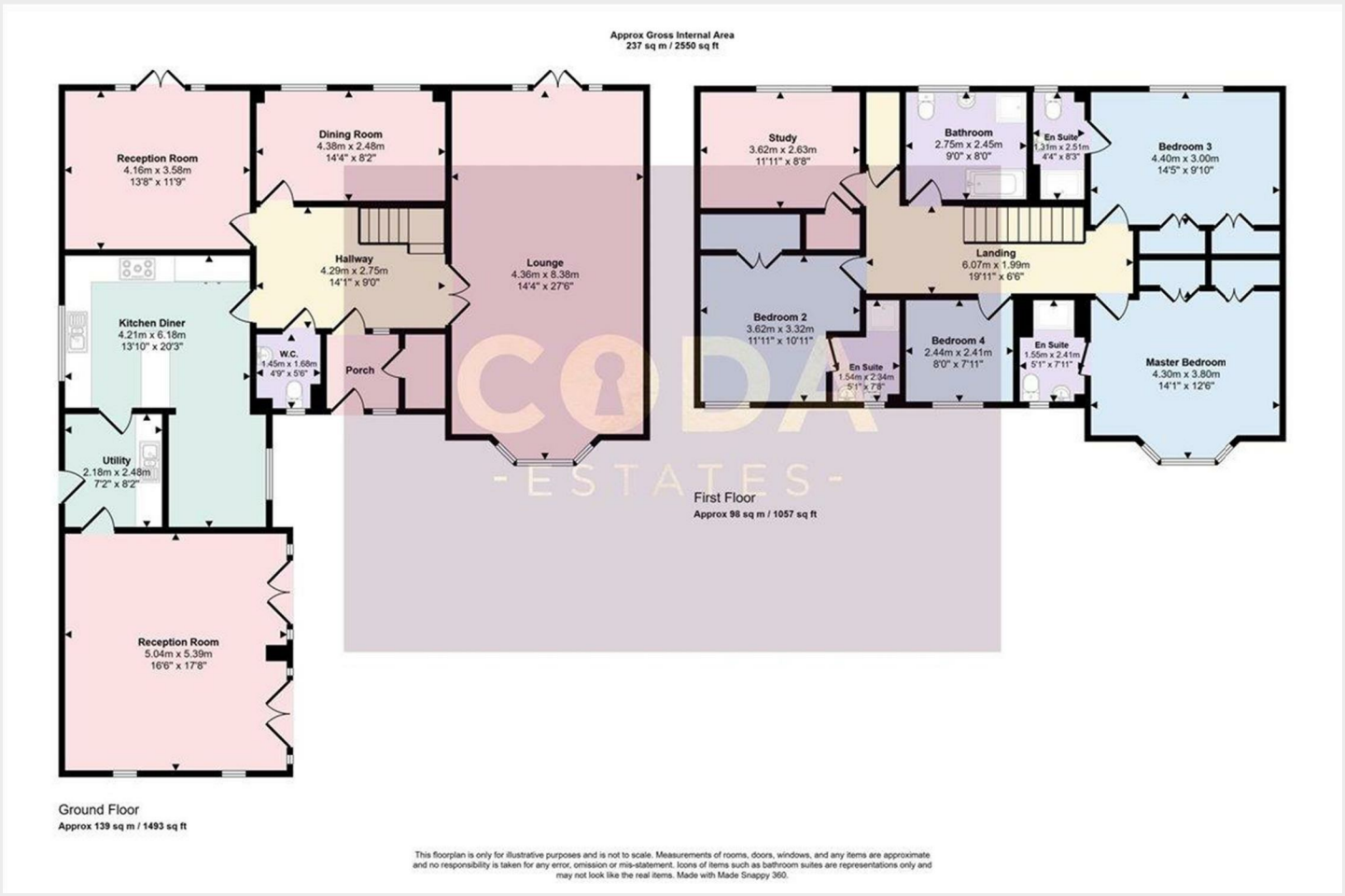
Viewings

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

EPC Rating:

B





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