



## 71 Ninian Crescent, Woodilee Village, Glasgow, G66 3JR

Offers Over £585,000

- CALA Executive Property - "The Darroch"
- Open Plan Kitchen/Dining/Family Area
- Generous, Professionally Landscaped, Level Garden Plot
- EER - B
- Luxury 5 Bedroom Detached
- High Desirable Residential Location
- Substantial Driveway & Garage
- Spacious Reception Lounge with Media Wall
- Personal Appraisal Recommended
- Close To Local Amenities, Transportation Links and Schooling

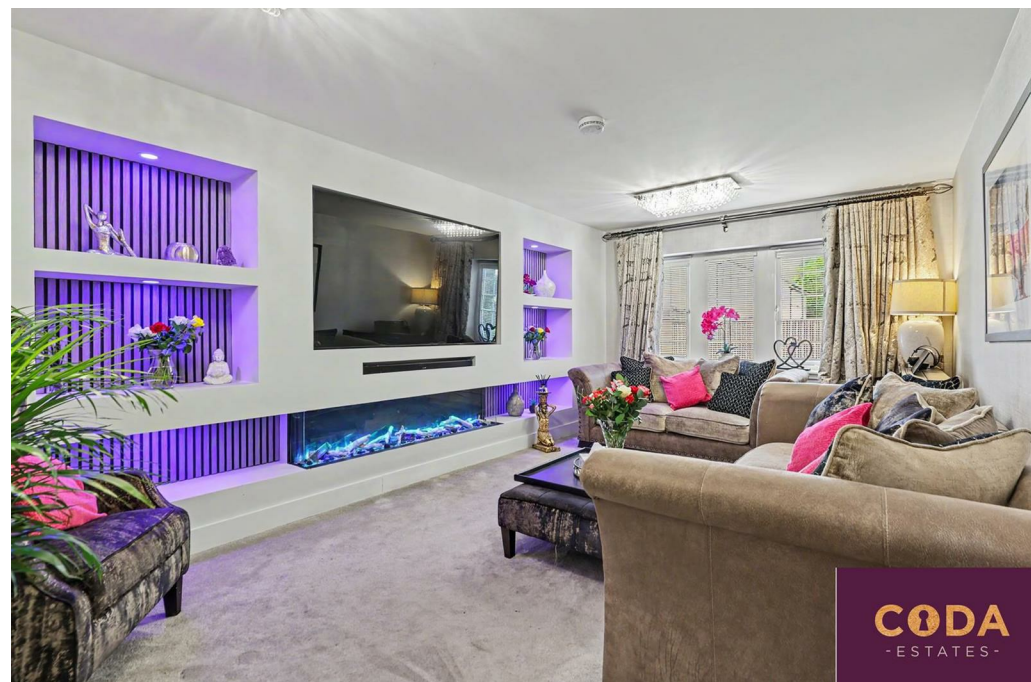
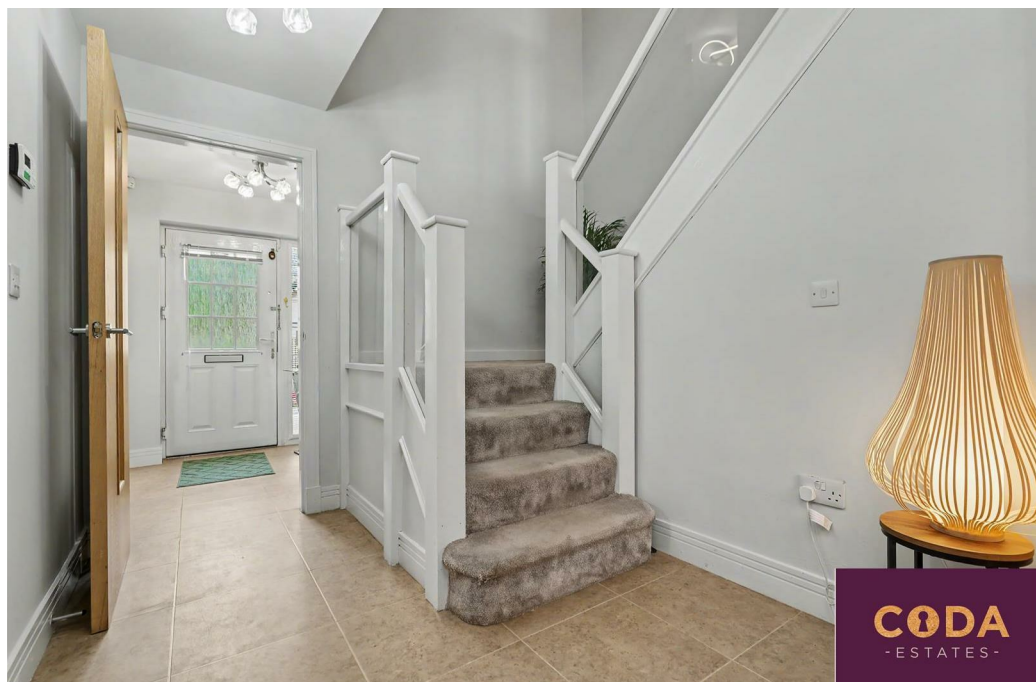
# 71 Ninian Crescent, Glasgow G66 3JR

A wonderful opportunity to acquire this substantial, 5 bedroom CALA property. Located within a sought-after address, this generous property will appeal to those looking to acquire an executive family home.

The owners have finished, maintained and presented the property to a tremendous specification throughout making early viewing imperative. EER - B



Council Tax Band: G



Deceptively spacious, five bedroomed, CALA Home. This "Darroch" house type, is an executive detached residence set within a highly desirable location on the outskirts of Lenzie,. The former show home enjoys an enviable plot as it is not directly overlooked from the rear, which ensures a good degree of privacy and exceptional views towards the Campsie Fells

The impressive façade belies the generous and thoughtfully planned internal layout. This has been cleverly designed for the rigours of a modern lifestyle, combining a practical and adaptable family layout on a level, professionally landscaped plot. The excellent five bedroomed layout can easily be adapted to suit a wide variety of family needs and personal appraisal is absolutely essential for a full appreciation of the overall size, standard of finish and the location within this sought-after development.

The excellent family accommodation comprises: Entrance porch, cloakroom with wc, spacious reception hallway, elegant formal lounge, superb living dining kitchen with double doors to the rear garden and an extensive range of quality integrated appliances with utility room off, allowing access to the integral garage.

On the first floor there is a delightful gallery landing serving five bedrooms, two of which have ensembles and a spacious family bathroom with four piece suite including separate shower cubicle. This outstanding home is further enhanced by gas central heating, PVC double glazed window frames, driveway and parking to integral garage and a level plot with gardens to front and to rear. The rear garden is fenced, fully enclosed, enjoying a good degree of privacy to relax and/or entertain.

Located in the Woodilee Village area on the outskirts of Lenzie, Ninian Crescent is in a delightful residential area, yet with a feel of the countryside and is with easy reach of local amenities. The train station is approximately one mile away which is ideal for those who commute and Glasgow City Centre is only some ten miles away by road via the easily accessible M80.

Room Dimensions:

Cloakroom - 1.87m x 1.40m

Lounge - 5.68m x 3.61m

Kitchen/Family/Dining - 8.22m x 4.94m

Utility - 3.21m x 1.80m

Master Bedroom - 3.75m x 3.60m

Ensuite- 3.16m x 1.93m

Bedroom 2 - 4.57m x 3.60m

Ensuite- 2.87m x 1.49m

Bedroom 3 - 3.41m x 3.15m

Bedroom 4 - 3.42m x 2.90m

Bedroom 5 - 3.15m x 2.57m

Bathroom - 2.87m x 2.03m

Garage - 5.49m x 3.06m

Home Report Available on Request

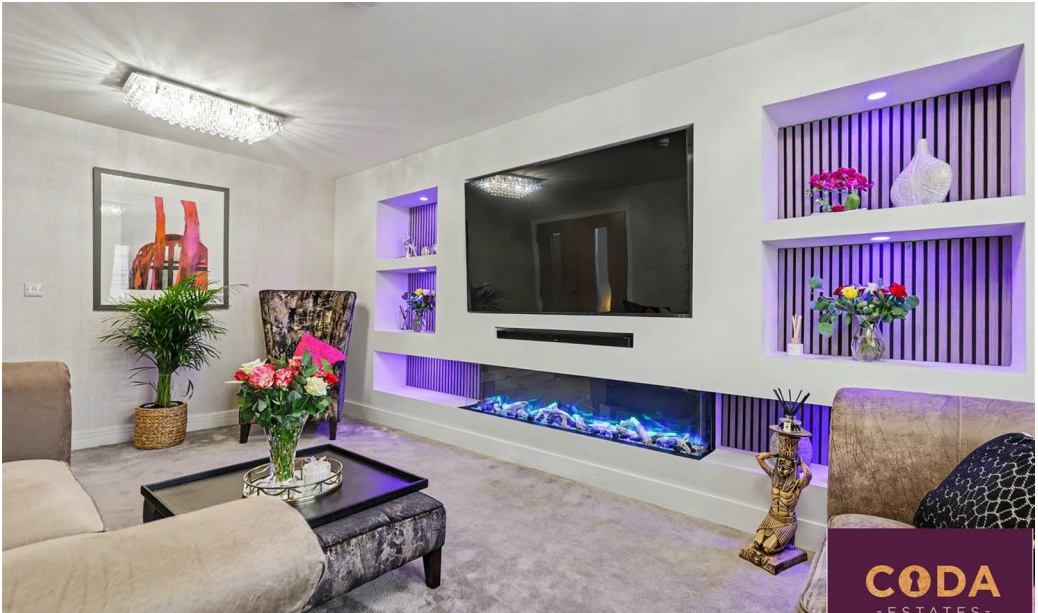
EER - B

Viewings: Arranged by appointment

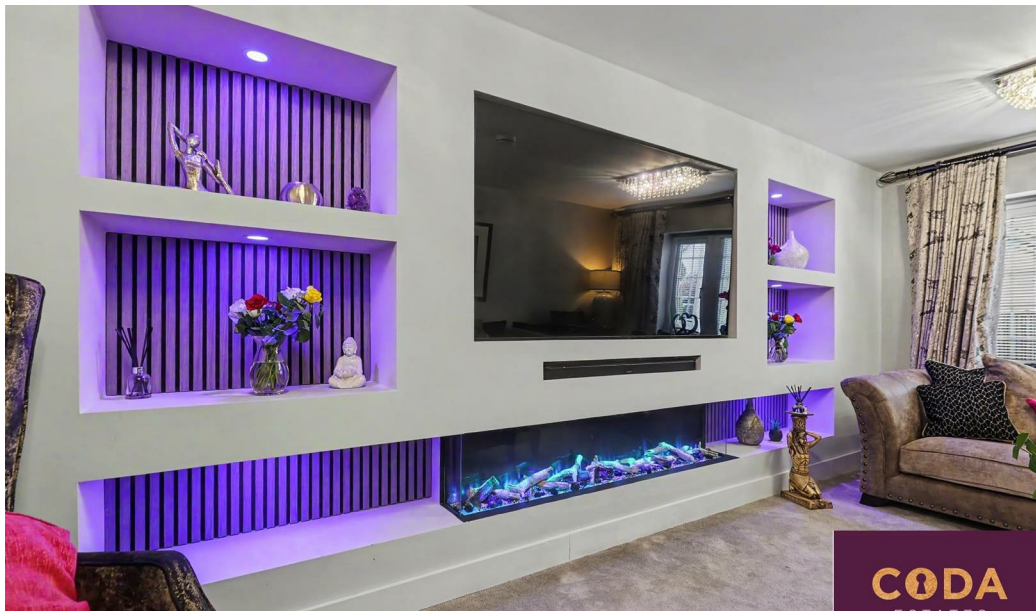
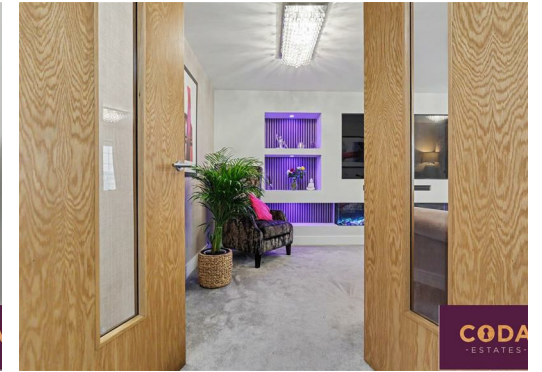
CODA Estates provide a free valuation service. If you are considering selling your own home please telephone 0141 775 1050.

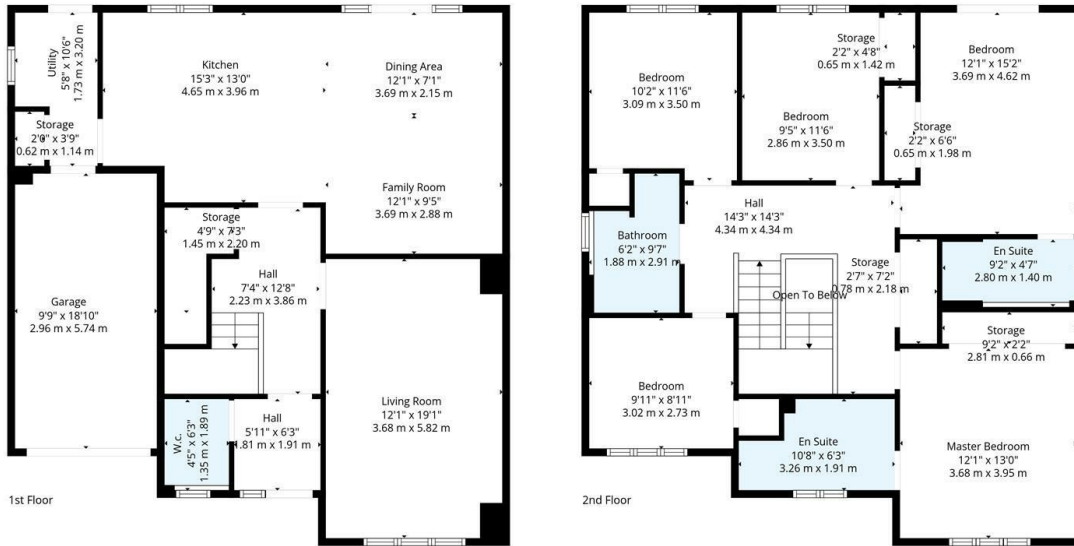


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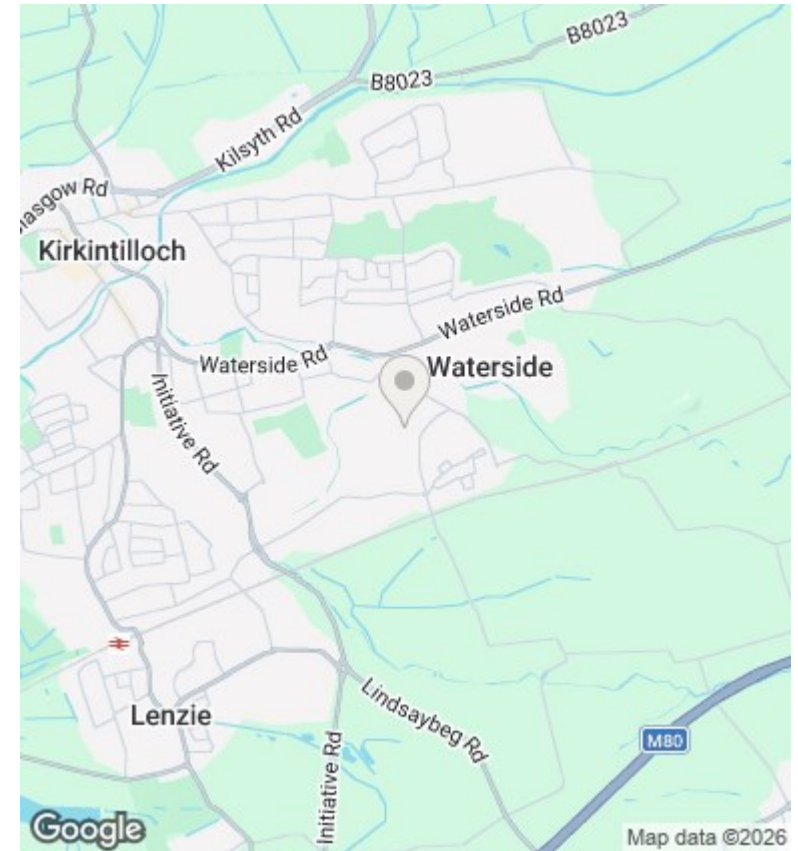
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**TOTAL: 1836 sq. ft, 170 m2**  
 1st floor: 811 sq. ft, 75 m2, 2nd floor: 1025 sq. ft, 95 m2  
 EXCLUDED AREAS: GARAGE: 183 sq. ft, 17 m2, STORAGE: 107 sq. ft, 10 m2, UTILITY: 50 sq. ft, 5 m2,  
 OPEN TO BELOW: 12 sq. ft, 1 m2, WALLS: 154 sq. ft, 14 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

G

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>85</b>
(69-80) <b>C</b>		
(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	