



## 6 Luggie Avenue, Woodilee Village, Lenzie, G66 3JX

Offers Over £699,995

- Exceptional Cala Homes 'Ronald' style detached villa set within the prestigious Woodilee Village development.
- Impressive flowing ground floor arrangement designed for contemporary family living and entertaining.
- Separate utility room, guest WC and versatile home office/fifth/sixth bedroom located on the ground floor.
- Four additional generously sized double bedrooms, all benefiting from integrated storage solutions.
- Extensive private driveway and integrated double garage providing excellent parking and storage provision.
- Occupying a substantial corner plot with mature surroundings and excellent levels of privacy.
- Elegant formal sitting room alongside expansive family lounge, dining space and modern fitted kitchen.
- Luxurious principal bedroom suite featuring a dedicated dressing area, Parisian balcony and en-suite shower room.
- Three bedrooms enjoy en-suite facilities, offering ideal accommodation for larger families and visiting guests.
- Energy efficiency rating - B

# 6 Luggie Avenue, Lenzie G66 3JX

A truly outstanding family home, this Cala built villa combines exceptional proportions with a high specification finish throughout, creating a residence perfectly tailored to modern family life. Offering over 3,000 sq ft of beautifully presented accommodation, the property features an impressive blend of formal and informal living spaces, generous double bedrooms and flexible working-from-home options. Thoughtfully designed for both everyday living and entertaining, the seamless flow of the principal reception areas, luxurious principal suite and abundance of storage ensure this is a home that delivers on both style and practicality in equal measure.

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Council Tax Band: G



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Occupying a generous corner plot within one of Woodilee Village's most sought-after addresses, this exceptional Cala Homes built 'Ranald' style detached villa offers substantial and flexible family accommodation extending to approximately 5/6 bedrooms, perfectly suited to modern family living.

The accommodation is centred around an impressive semi open-plan ground floor layout, thoughtfully designed to provide both excellent entertaining space and comfortable day-to-day living. A welcoming reception hallway leads to an elegant formal sitting room, while the spacious lounge, with contemporary media wall, flows seamlessly into the dining area and modern fitted kitchen, creating a superb social hub at the heart of the home, replete with bar area. The kitchen is well-appointed with an extensive range of units and integrated appliances, complemented by a separate utility room. A convenient WC and a versatile home office, which could equally serve as a sixth bedroom, complete the ground floor accommodation.

On the upper level, the property continues to impress with a magnificent principal bedroom suite featuring a dedicated dressing area, charming Parisian balcony and luxurious three-piece en-suite shower room. There are four further generously proportioned double bedrooms, all benefiting from excellent fitted storage solutions, with two enjoying the added convenience of en-suite facilities. A well-appointed 4-piece family bathroom serves the remaining bedrooms.

Further benefits include gas central heating, double glazing, excellent storage throughout and quality finishes synonymous with Cala Homes.

Externally, the property enjoys a substantial corner plot with well-maintained gardens offering a high degree of privacy. A large private driveway provides ample off-street parking and leads to the integrated double garage, currently utilised as a home gym, enhancing the practicality of this outstanding family home.

Luggie Avenue is widely regarded as one of Woodilee Village's premier addresses, ideally positioned for access to local amenities, highly regarded schooling, leisure facilities and excellent transport links. Combining generous proportions, versatile accommodation and a prime setting, this is a rare opportunity to acquire a truly impressive family home.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		83	86
(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>			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	



**TOTAL: 3124 sq. ft, 290 m2**

1ST FLOOR: 1683 sq. ft, 156 m2, 2ND FLOOR: 1441 sq. ft, 134 m2

EXCLUDED AREAS: UTILITY: 81 sq. ft, 8 m2, STORAGE: 174 sq. ft, 16 m2, FIREPLACE: 13 sq. ft, 1 m2,

OPEN TO BELOW: 8'11" x 4'1" (3.11 m x 1.23 m), 22'1" x 14'1" (6.73 m x 4.29 m)

