



27 Woodlands Way, Woodilee Village, Lenzie, G66 3EX

Offers Over £335,000

- Well Maintained & Presented Family Home
- Well Appointed Kitchen with Door to Rear
- GCH, DG, Driveway, Adequate Storage & Garage
- EER - C
- Impressive 3 Bedroom Semi-Detached Property
- Master Bedroom Ensuite & Downstairs w/c
- Generous Garden Plot with Decking
- Lounge/Dining Room with French Door to Rear
- Highly desirable school catchment: Lenzie Meadow Primary and Lenzie Academy
- Close To All Local Amenities, Transportation Links & Schooling

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This is a tremendous opportunity to acquire a wonderful family home, located within a desirable residential location. The current owners have created a magnificent property, finished to a high specification throughout. This 3 bedroom Taylor Wimpey, semi-detached is one not to miss and early viewing will be essential. For further details or to arrange a viewing please contact the office on .

EER - C



Council Tax Band: E



Exclusive to the market is this generous semi-detached villa located within a small, highly desirable development. This property is within the Taylor Wimpey development close to all local amenities. The property is surrounded by beautiful countryside, with Lenzie train station nearby, ideal for those who commute. In addition, Woodilee Village has excellent road links to Glasgow, Stirling and Edinburgh via the M80 and M8 motorways.

Enjoying an excellent position this home offers perfect family accommodation. The present owners have maintained and presented the home to a high standard throughout and early viewing will be imperative.

This property boasts accommodation over two levels, comprising a bright and welcoming reception hall, formal lounge/dining room located to the rear, contemporary/well-equipped, kitchen, housing a range of appliances with door leading to the rear garden. On the ground floor you will also find the w/c and a large cupboard.

The upper landing gives access to all remaining rooms. The master bedroom is located to the rear and benefits from ensuite shower facilities. The other 2 bedrooms are almost equal in size, both comfortable double bedrooms. The house bathroom completes the home. The attic space can be accessed from the upper landing.

The current owners have created a low maintenance outside space. The decked area is perfectly positioned to enjoy the sunshine at various times of the day. This property also benefits from a mono-blocked driveway and integral garage. The landscaped garden is fully enclosed providing an ideal space for young children and family pets.

The property is ideally situated for exceptional local schooling, falling within the highly prized catchment area for Lenzie Meadow Primary School and Lenzie Academy. Adding to this convenience, the dedicated school bus pickup and drop-off point for Lenzie Meadow operates right at the entrance of the estate,

providing ultimate peace of mind for the daily school run.

Room Dimensions

Entrance Hallway -

Lounge/Dining Room - 5.28m x 3.84m

Breakfasting Kitchen - 3.56m x 2.69m

Downstairs w/c - 2.06m x 1.70m

Master Bedroom - 3.63m x 3.60m

Ensuite - 1.84m x 1.62m

Bedroom 2 - 3.79m x 3.06m

Bedroom 3 - 3.05m x 2.99m

Bathroom - 2.84m x 1.98m

Home Report Available on Request

Viewings By Appointment

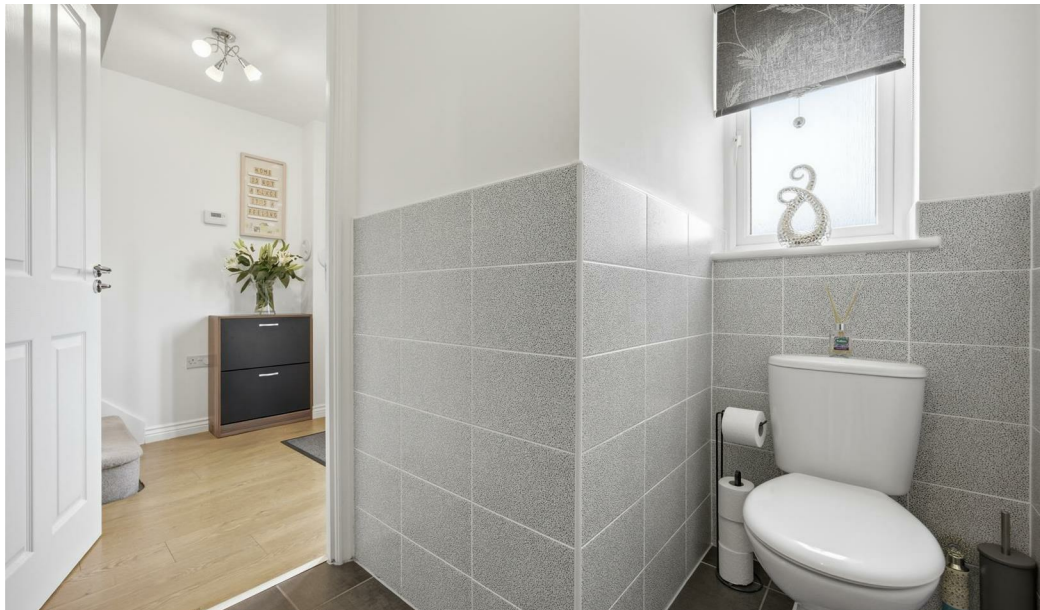
EER - C

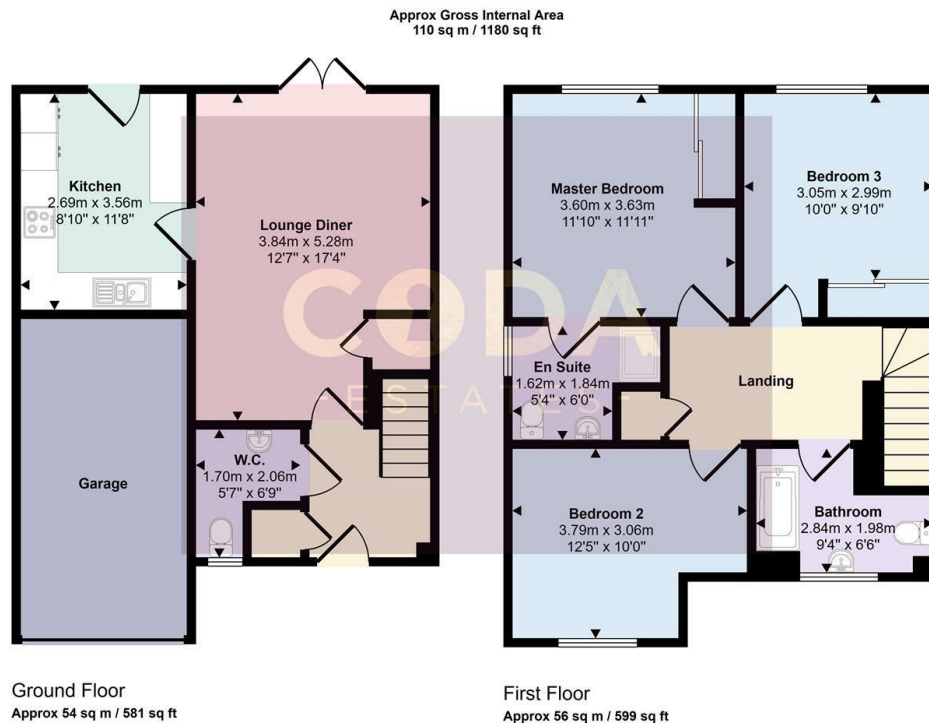
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The Woodilee Village development has matured into a safe and family-friendly community, with well-maintained communal gardens and parks, a well-stocked local convenience store and easy access to local country-side walking paths and cycle routes.

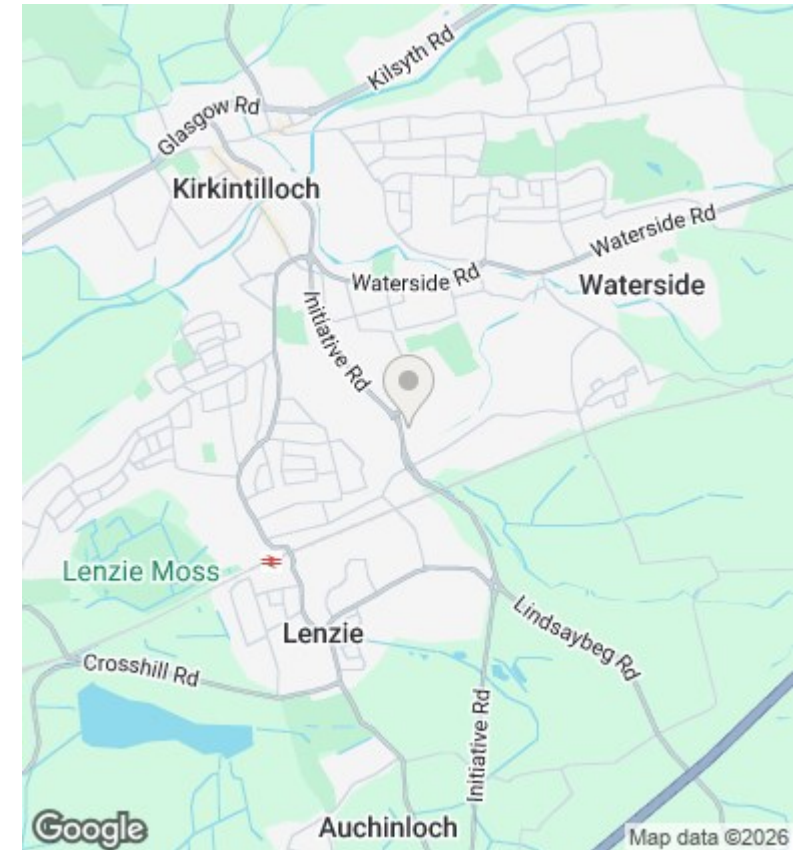
CODA Estates provide a free valuation service. If you are considering selling your own home please telephone .







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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	