

5 Lion Mews, Woodilee Village, Glasgow, G66 3QY

Offers Over £350,000

- *** Detached Family Property ***
- 3 Bedrooms - Master Ensuite
- Open Plan Kitchen/Dining Area
- GCH, DG & Private Garden with Garden Room
- Close to Local Amenities
- Meticulously Maintained and Presented Throughout
- Spacious Reception Lounge
- Additional Downstairs w/c
- Mono blocked Driveway
- EER- C

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Nestled within the highly sought-after Woodilee Village, this exceptional family home is presented to the market in true walk-in condition and boasts outstanding kerb appeal from the outset. Finished to an impeccable standard throughout, the property offers a perfect blend of contemporary style, luxury fittings and practical family living.



Council Tax Band: E



Step through the front door into a welcoming entrance hallway that immediately sets the tone for this stunning three-bedroom detached residence. Drawn effortlessly into the impressive formal lounge, you are greeted by an abundance of natural light streaming through the elegant bay-fronted window, creating a bright and inviting atmosphere.

Beautifully enhanced by bespoke wood panelling, the lounge exudes sophistication and style, perfectly blending luxurious contemporary design with timeless character. This exceptional living space offers the ideal setting for both relaxing evenings and stylish entertaining. To the rear of the property lies the stunning dining kitchen, designed with both style and functionality in mind. The modern fitted kitchen features a range of floor and wall mounted units, integrated appliances and an abundance of worktop space, including a stylish breakfast bar. The kitchen flows seamlessly into the spacious family dining area, with patio doors providing direct access to the rear garden — ideal for indoor/outdoor living and entertaining. A convenient utility cupboard and contemporary guest WC complete the ground floor accommodation.

The staircase leads to the upper level where there are three well-proportioned bedrooms, all benefiting from excellent storage facilities. The impressive principal bedroom offers generous proportions alongside a luxurious en-suite shower room. A beautifully finished family bathroom completes the upper accommodation.

Further enhancing the home is a partially floored loft with ladder access, providing excellent additional storage space.

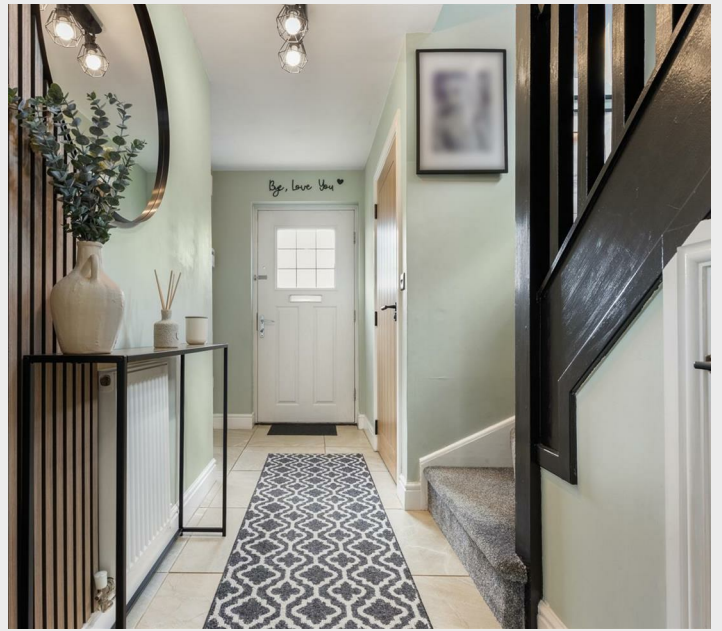
Externally, the rear garden has been thoughtfully landscaped to create a fantastic outdoor retreat. A composite decking area with stylish glass balustrade offers the perfect space for outdoor dining and entertaining. The garden also benefits from a superb garden room, currently configured as a luxury bar creating an outstanding entertaining space for family and friends.

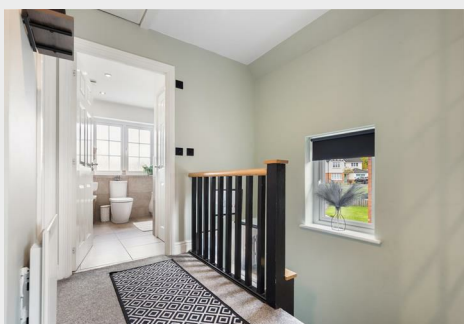
This truly outstanding family home combines luxury, style and modern living, and is presented to the market in immaculate condition throughout. Early viewing is highly recommended to appreciate the quality of accommodation on offer.

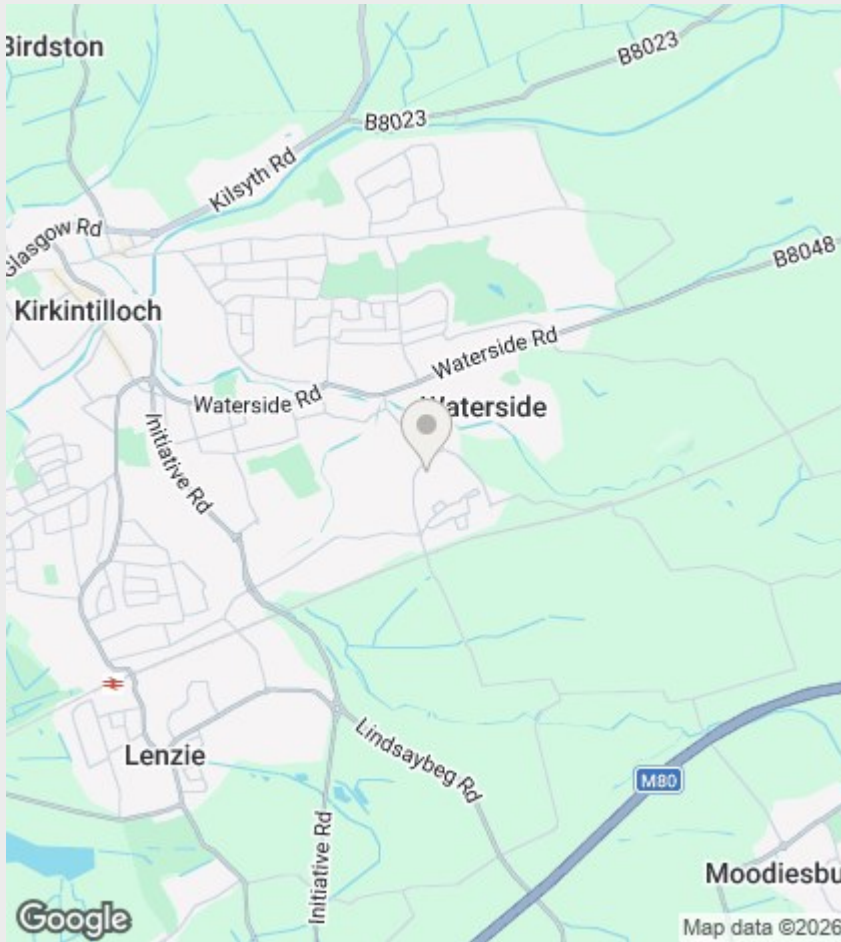
Home Report Available on Request
Viewings By Appointment
EER - C
Council Tax Band - E

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 0141 775 1050.







Directions

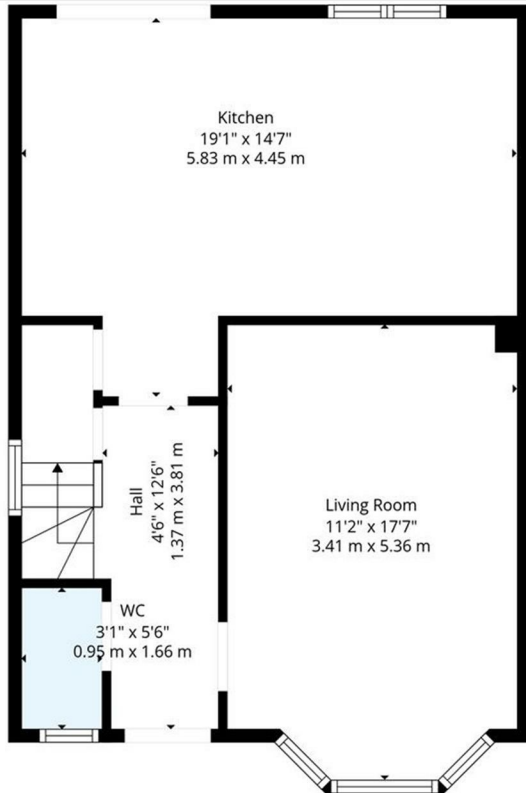
Viewings

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

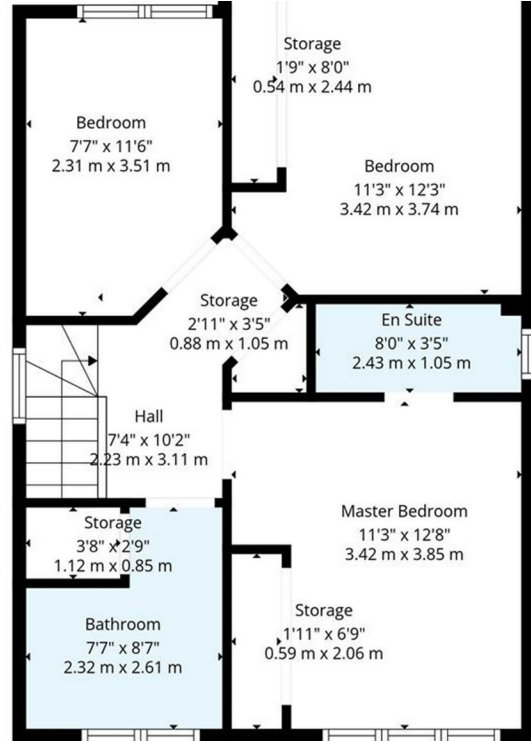
EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	80	84
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC	



1st Floor



2nd Floor

TOTAL: 1037 sq. ft, 96 m2

1st floor: 538 sq. ft, 50 m2, 2nd floor: 499 sq. ft, 46 m2

EXCLUDED AREAS: STORES: 44 sq. ft, 4.1 m2. WALKWAY: 22 sq. ft, 2.0 m2

CODA