CODA
-ESTATES-

10 Luggie Avenue, Woodilee Village, Lenzie, G66 3JX

Fixed Asking Price £675,000

- Executive CALA Property
- Large Dining Kitchen/Family Room
- Driveway to Integral Double Garage
- EER - B
- Opulent Formal Lounge
- House Bathroom & Additional Downstairs w/c
- Highly Desirable Residential Location
- Six Bedrooms (3 with Ensuite)
- Separate Utility Room
- Rear Garden with Raised Decking

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*** Fixed Price !!! *** This executive family home is located in the sought after and highly desirable Woodilee Village area on the outskirts of Lenzie. The substantial CALA property provides flexible accommodation over two levels boasting six bedrooms (3 boasting ensuite shower facilities), open plan family/dining/kitchen area, utility room, formal reception lounge and double garage. The current owners have presented the property to an high standard throughout. Early viewing is recommended. EER - B

6 4 2 B

Council Tax Band: G

Presented in true walk in condition! Located in the Woodilee Village area on the outskirts of Lenzie; Luggie Ave is in the last phases of Woodilee Village to be completed. Located within in a delightful leafy residential area with a feel of the countryside yet within easy reach of local amenities and located near to local schools at both primary and secondary level. Lenzie train station is approximately 1.5 miles away which is ideal for those who commute and Glasgow City Centre is only ten miles away by road via the M80 and M8.

This stunning design has been thoughtfully planned for the rigours of a modern lifestyle by combining a practical and adaptable internal layout with an exceptionally high specification. Neutrally decorated throughout, this home is tailor-made for you to apply your own final touches. The accommodation can easily be adapted to suit a wide variety of family needs by providing 6 bedrooms, with the added benefit of an integral double garage which could easily be adapted to provide additional living space.

The family accommodation comprises: Bright and airy reception hallway with neutral flooring throughout, extending to downstairs cloakroom with wc. The hallway extends through to a fitted kitchen/dining/family area, with numerous integrated appliances, including six burner gas stove, french doors to the rear garden and separate utility room with door access to rear of property and access to the double garage. For entertaining, the opulent formal lounge can be accessed through double glass doors. There is a bespoke fireplace place as a central feature to the room.

On the first floor, with neutral carpeting throughout, there are 6 bedrooms, three of which have ensuite shower rooms and an additional family bathroom with four piece suite including a separate shower cubicle. The master suite, featuring ceiling coving, has been upgraded to include additional wardrobe storage. Bedrooms 2 & 3 boast ensuite facilities and also benefits from built in wardrobe storage. All 3 remaining bedrooms are well proportioned and benefit from views to the rear garden and beyond. Two of these bedrooms also benefit from built in wardrobe storage.

This outstanding family home is further enhanced by gas central heating, PVC double glazed window frames, higher than average ceilings, double width driveway to integral double garage and a level plot with gardens to front and large landscaped rear garden which is fenced and enclosed with a large raised decked area.

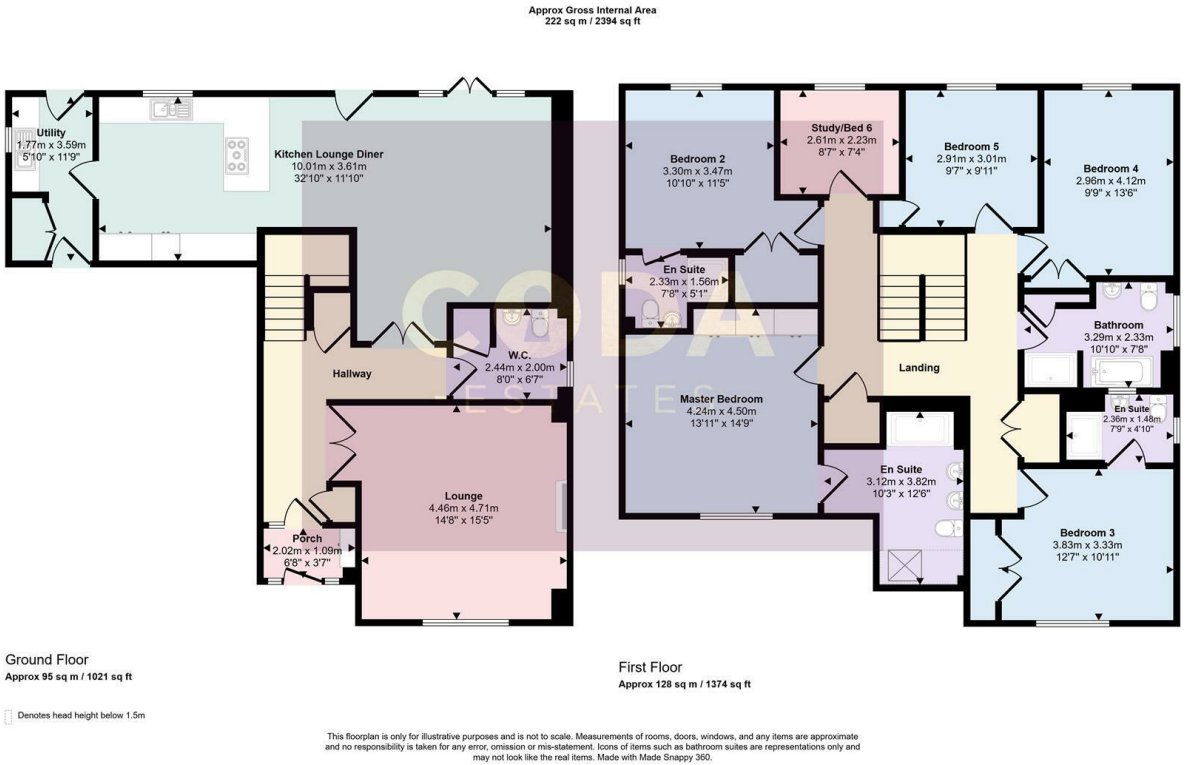
The current owners have made numerous up-grades to the original build including, bespoke feature fireplace in lounge. Individual wardrobes, designed for storage (with built in lighting). Further benefits include many additional sockets added throughout the property, including sensor lights in garage and the utility area, and thermally protected external sockets for outdoor applications, as well as outside tap for gardening/car washing. Many of the outlets have been upgraded with USB ports and HIVE has been installed downstairs and upstairs to allow for temperature and hot water control via smart phone/tablet.

Room Dimensions
Entrance Porch - 2.02m x 1.09m
Formal Lounge - 4.71m x 4.46m
Family/Dining/Kitchen - 10.01m x 3.61m
Utility Room - 3.59m x 1.77m
Downstairs w/c - 2.44m x 2.00m

Master Bedroom - 4.50m x 4.24m
Ensuite - 3.82m x 3.12m
Bedroom 2 - 3.47m x 3.30m
Ensuite - 2.33m x 1.56m
Bedroom 3 - 3.83m x 3.33m

Ensuite - 2.36m x 1.48m
Bedroom 4 - 4.12m x 2.96m
Bedroom 5 -3.01m x 2.91m
Bedroom 6/Study - 3.61m x 2.23m
Bathroom - 3.29m x 2.33m

Home Report Available on Request.



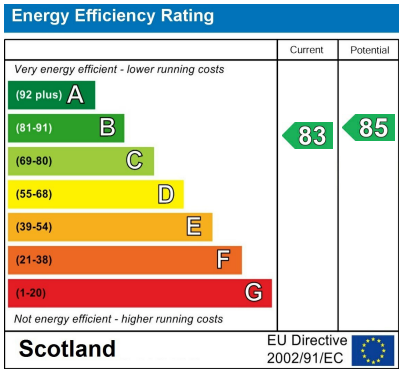
Directions

Viewings

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

Council Tax Band

G



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