



15 The Arches View, Kirkintilloch, Glasgow, G66 3WA

Offers Over £600,000

- Luxury Family Accommodation
- Modern Fitted Dining Kitchen & Utility Room
- Double Garage and Driveway
- EER - B
- Immaculate condition throughout
- Master bedroom with walk in wardrobe and private ensuite
- Beautiful Multi-Purpose Outhouse within the Private South Facing Garden
- Generous Formal Lounge
- 4 Bedroom plus Home Office
- Close To All Local Amenities & Transportation Links

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This stunning five bedroom, Charles Church, executive villa is located in the attractive Woodilee Village development close to all local amenities. This impressive property has been presented and maintained to a phenomenal specification throughout, making early viewing essential. The home boasts a south facing rear garden plot, with a substantial summer house, double garage and a spectacular master bedroom suite. Catchment schools are Lenzie Meadow Primary & Lenzie Academy. EER- B



Council Tax Band: G



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Accommodation comprises welcoming reception hallway which leads into the opulent formal lounge which offers tranquility area for relaxing or entertaining. The hub of the home is the spacious and well appointed dining/family room, which flows seamlessly into the kitchen. The kitchen is well-equipped housing ample storage and displays an impressive range of integrated appliances, ensuring both functionality and style. There is also a separate utility room and a modern family WC

On the first floor, you are greeted by a spacious and inviting landing, creating an open feel to this level. This floor boasts 4 generous bedrooms, ensuring ample space for family and guests. The master bedroom suite benefits from a walk in wardrobe and private ensuite shower room, offering a touch of luxury.

In addition to the ensuite facilities, there is a beautifully designed family bathroom featuring a bathtub, ideal for relaxing after a long day. This thoughtfully planned layout provides comfort, practicality, and elegance, making it perfect for modern living.

This exceptional home is further enhanced by gas central heating, PVC double glazed window frames, and a double garage and double-width driveway with electrical charging point . Situated on a level plot, the property features gardens at the front and a large, practical, low-maintenance rear garden with astro grass which is fully enclosed, ideal for young children and pets The private south facing garden boasts a substantial outhouse which could cater

for a wide variety of uses ie home office, gym, hobbie area.

Located within the prestigious development, this property is within easy reach of all local amenities. Local schools at both primary and secondary level are also situated nearby (Lenzie Meadow & Lenzie Academy). Lenzie train station is close at hand, ideal for those who commute and Glasgow City Centre is only ten miles away by road via the M80 and M8.

EER: Rating B

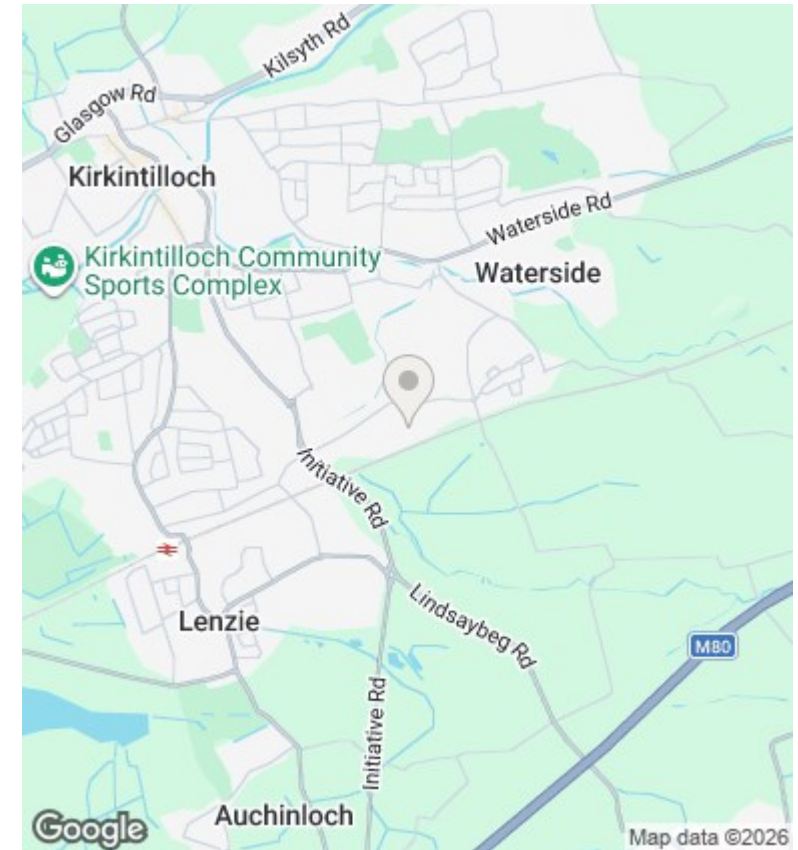
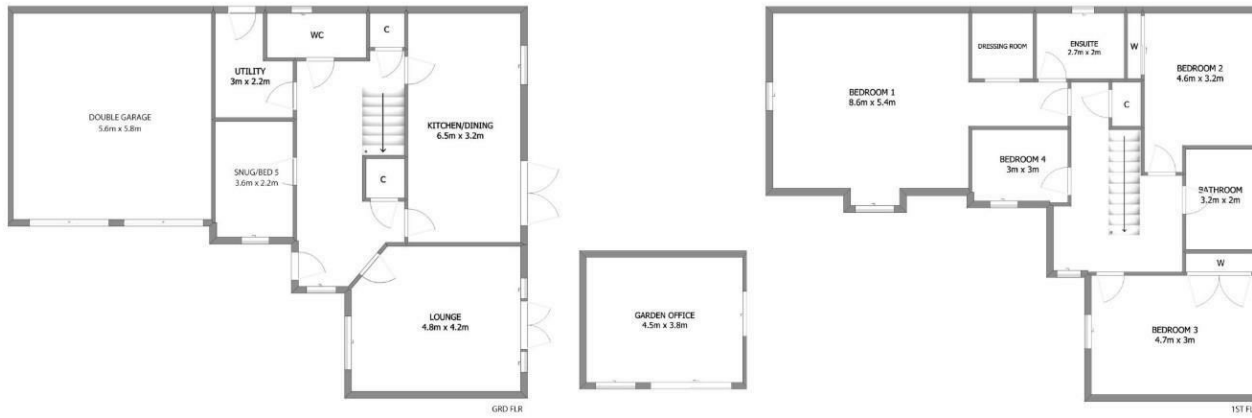
Post Code: G66 3WA

Council Tax: Band G

Viewings Strictly By Appointment







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) A		
(81-91) B	82	85
(69-80) C		
(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	