



CODA
-ESTATES-

OFFERS OVER
£345,000

1 FOXGLOVE GARDENS, LENZIE, G66 3NT

Ideal family home, situated on a preferred corner plot with the rear garden facing west. This detached, 4 bedroom property provides spacious accommodation over 2 levels, including master ensuite, downstairs w/c, utility room and garage. Early viewing strongly recommended. EER - C

- *** Delightful Family Home ***
- Envious Corner Plot
- 4 Bedrooms - Master En-suite
- Stylish and Contemporary Throughout



Full Description

This attractive family home enjoys a fine position within the sought-after Woodilee Village development and has an excellent layout of generous apartments on a desirable corner plot. The property is located within the catchment area for Lenzie Meadow Primary and Lenzie Academy. The front door opens into a broad reception hallway with stairs leading to the upper landing. There is a useful storage cupboard. There is a well proportioned lounge at the front of the house, which is private as it is not overlooked by other houses. At the back of the house is a stylish open plan dining kitchen. The fitted kitchen has a range of modern integrated appliances within contemporary units and the dining area has french doors giving access to the large, level garden plot. There is a utility room off the kitchen with further storage and space for white goods and a door from here leading to the rear gardens. There is also a useful cloakroom/WC off the utility room. Upstairs the landing is unusually spacious and again has storage off. The master bedroom is an impressive apartment with built-in wardrobes and an en-suite shower room. There are three further bedrooms (one with wardrobe storage) and all tastefully presented. Finally, a stylish family bathroom completes the accommodation on offer. This has been recently up-graded by the current owners. Externally the property has an area of lawn to the front with a three car driveway leading to the integral garage. The level, west facing gardens occupy a perfect, largely private corner plot. The



gardens are mainly laid to lawn with an attractive patio area ideal for entertaining and relaxing. This space is fully enclosed, ideal for children and family pets.

Room Dimensions

Entrance Hallway

Lounge - 5.08m x 3.24m

Dining Kitchen - 5.76m x 3.00m

Utility Room - 1.93m x 1.84m

w/c 1.84m x 1.03m

Master Bedroom - 5.08m x 2.95m

Ensuite - 2.59m x 1.19m

Bedroom 2 - 3.69m x 3.10m

Bedroom 3 - 3.10m x 2.59m

Bedroom 4 - 3.36m x 2.16m

Bathroom - 2.07m x 1.94m

The property is close to local amenities in Lenzie including shops, schooling and transport links. Lenzie train station is within walking distance. Kirkintilloch town centre is only a short journey away and provides a wider range of facilities including supermarkets, high street shops, library, leisure centre and a range of bars and reputable restaurants. In addition there are excellent road links close by giving easy access to Glasgow City Centre and the Central Belt motorway network.

Home Report available on Request
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