



16 Cramond Drive, Woodilee Village, Lenzie, Glasgow, G66 3UX

- Luxury detached villa
- Woodilee Village
- Charles Church Development
- Lenzie catchment area

Positioned in a secluded corner plot within the prestigious Charles Church development of Woodilee Village is this luxury detached family home within Lenzie catchment for schooling. Offering a spacious and free flowing layout on the ground level and not overlooked at the rear this exclusive property offers the perfect family home.

OFFERS OVER

£440,000

PROPERTY DESCRIPTION

Positioned in a secluded corner plot within the prestigious Charles Church development of Woodilee Village is this luxury detached family home within Lenzie catchment for schooling. Offering a spacious and free flowing layout on the ground level and not overlooked at the rear this exclusive property offers the perfect family home.

Formed over two levels spanning 174m² the ground floor extends to a large welcoming entrance hallway with downstairs cloaks / w.c, a large rear facing kitchen/dining space ideal for modern family living complete with integrated fridge, freezer, dishwasher, oven and microwave, as well as a six ring cast iron gas hob and separate utility room. The well-proportioned lounge boasts french doors overlooking the south facing rear garden and a cosy study room completes the downstairs.

The first floor offers four spacious double bedrooms and family bathroom consisting of bath, separate walk in shower, low flush w.c. and pedestal wash hand basin. The master bedroom is situated in the north wing of the property, with its own hallway, modern en-suite, walk-in wardrobe and large sleeping area.

The front of the property benefits from a secluded, set-back corner plot, offering a high level of privacy as well as shared access to the large driveway for up to four vehicles plus integral double garage with electric doors.

The rear of the property enjoys south facing views overlooking the nearby woodland and has the unique benefit of not being overlooked. The levelled well maintained garden offers low maintenance, is child and pet friendly with a central lawn area and bordered by decorative chip and Indian sandstone patio perfect for weekends and evenings out in the garden.





Post Code: G66 3UX
Council Tax: East Dunbartonshire Band G
EER: Rating C
Home Report: Available on request

Development: Woodilee village is a long awaited and anticipated development located in grounds of the old Woodilee Hospital in Lenzie near Kirkintilloch, the development is a landmark new village offering high end quality homes in a semi-rural setting created by 4 individual well reputed house builders. The Charles Church development is arguably the most sought after due to it being the only builder within the Lenzie catchment area.

Amenities: The property is a short walk to Lenzie's village and a short drive to Kirkintilloch town centre. The village of Lenzie offers a variety of essential shops including post office, chemist, newsagent, doctors, library, convenience stores, dentist, hairdressers, award winning delicatessen and restaurants. Lenzie also has various leisure facilities including tennis, golf and rugby clubs

The main town of Kirkintilloch offers a vast amount of amenities including good quality restaurants, shops, bars, supermarkets and the recently developed Southbank Marina. There are also numerous leisure facilities including Kirkintilloch Leisure Centre which houses a 25m swimming pool / children's pool and various sporting courts / clubs, Kirkintilloch Bowling Club, various water sports on the canal including, canoeing, rowing, there are also golf courses in both Kirkintilloch and neighbouring Lenzie where there is also tennis courts and Lenzie Rugby Club.

FLOORPLAN



Transport Links: Lenzie is conveniently placed within easy reach of Glasgow city centre and Edinburgh. Lenzie train station is within a ten minute walk away which offers a regular line to Glasgow Queen Street in 9 minutes and Edinburgh Waverley in approximately 30 minutes. Just a short drive is the new link road leading to the M80 connecting to the main M8 motorway with links across central Scotland. There is also a regular bus route to Glasgow city centre and neighbouring villages.

Viewings: Arranged by appointment. To confirm please call 0141 775 1050.

www.codaestates.com

Tel: 0141 775 1050 Email: enquiries@codaestates.co.uk
2-4 Heath Avenue, Lenzie, Glasgow, G66 4LG

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements