



## 43 Rutherford Drive, Woodilee Village, Lenzie G66 3US

- The Wessex - Charles Church
- Five Reception Areas
- Five Bedrooms - Two With Ensuite
- Open Plan

Thoughtfully finished and presented, this executive detached superior villa is located within the attractive Woodilee Village development of Lenzie within a private south facing plot. This Charles Church property provides flexible family accommodation with the benefit of being within the catchment area for Lenzie Academy. EER - B

OFFERS OVER

# £595,000





## PROPERTY DESCRIPTION

Exclusive to the market is this large and well-proportioned detached villa located in the Woodilee Village area of Lenzie. The preferred address of Rutherford Drive is within the Charles Church phase of the development, within easy walking distance of the local amenities and is located within the sought after Lenzie School catchment area. The property is set in a delightful leafy residential area, surrounded by beautiful countryside, with Lenzie train station, which is on the main Glasgow-Edinburgh line, is around a 10-15 minute walk (approximately 1 mile), which is ideal for those who commute. In addition, Woodilee Village has excellent road links to Glasgow, Stirling and Edinburgh via the M80 and M8 motorways.

The design of this stunning property has been thoughtfully planned for the rigours of a modern lifestyle, combining a spacious, practical and adaptable internal layout. Neutrally decorated throughout, this home offers extensive living accommodation with a versatility of uses. 'The Wessex', the largest house style within the Charles Church development, offers accommodation that can easily be adapted to suit a wide variety of family needs. Extending to 5 public rooms, 5 bedrooms (2 with ensuite) and the double garage area.



The family accommodation boasts various upgrades throughout including fully tiled bathrooms, quality light fittings and oak doors throughout. The accommodation layout comprises a bright and spacious reception hallway with tiled flooring, the downstairs cloakroom with WC is off the hall to the rear. The hallway extends through to an impressive open plan fitted kitchen/dining/family room area, fitted with numerous integrated appliances, including six burner gas stove, granite worktops, two full ovens, LED kickplate lighting and separate utility room with side door access to the rear of property and access door to the double garage.





Furthermore, the well-proportioned family area offers direct access to the rear garden via French doors. For entertaining, the property boasts a magnificent formal dining room accessed through double glazed doors from the entrance hallway. The generously proportioned formal lounge, extending to the full depth of the property offers ceiling coving, open gas fireplace, feature bay window and French doors leading to the rear garden. Additionally, to complete the ground floor accommodation, there is a further rear facing room used by the current occupiers as a home office/library.



The stairway leads to a large landing on the first floor. With neutral carpeting throughout, there are 5 double bedrooms, two of which have en-suite and an additional family bathroom with four piece suite including a separate shower cubicle. The master suite, featuring ceiling coving, feature bay window and ample wardrobe storage, extends to the full depth of the property, with a dressing area and generous en-suite, featuring a double shower cubicle and separate bath. The guest bedroom with en-suite also benefits from built-in wardrobe storage, as does the third and fourth bedrooms. All bedrooms are well proportioned and benefit from views to either the rear or front garden of the property.



This outstanding family home is further enhanced by higher than average ceiling height throughout, a double width mono-block driveway to the garage extended with parking for three cars, HIVE controlled gas central heating (separate controls for upstairs and downstairs) and PVC double glazed window frames.

The property is set within a spacious level plot. The private, south facing rear garden has been extensively landscaped with a mixture of patio slabs, decorative chips and timber decking which has mature planting

# FLOORPLAN



GROUND FLOOR  
APPROX. FLOOR  
AREA 180 SQ. FT.  
(167.8 SQ. M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 141 SQ. FT.  
(130.6 SQ. M.)

TOTAL APPROX. FLOOR AREA 3245 SQ. FT. (273.6 SQ. M.)  
While every effort has been made to ensure the accuracy of the floor plan contained herein, the undersigned  
of plans, windows, doors and any other items are approximate and no responsibility is taken for any errors,  
omissions, or misstatements. This plan is for guidance purposes only and should not be used for any  
prospective purchase. The services, systems and appliances shown here are not shown to scale and are not guaranteed  
as being complete or otherwise for the plan.  
Made with Blueprints (2021)

including fruit trees. It also comes complete with a Dutch summerhouse (with electricity and double glazing) and a built in seven person Hydropool Hot Tub which boasts hydrotherapy and tranquillity settings. This is creatively covered with an attractive solid timber framed gazebo with felt tiled roof, which visually complements the summerhouse.

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.

## Room Dimensions

Lounge - 8.94m x 4.29m

Dining Room - 4.10m x 3.88m

Family Room - 5.24m x 3.42m

Study - 3.60m x 2.80m

Kitchen/Breakfast - 7.24m x 3.61m

Utility - 2.74m x 2.19m

w/c - 2.01m x 1.47m

Master Bedroom - 5.26m x 4.34m

En-suite - 1.69m x 3.37m

Bedroom 2 - 3.54m x 3.44m

En-suite - 2.92m x 1.20m

Bedroom 3 - 3.61m x 3.55m

Bedroom 4 - 3.31m x 2.59m

Bedroom 5 - 3.43m x 2.92m

Bathroom 2.58m x 2.27m

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