



1 Lint Mill Road, Woodilee Village, Lenzie, G66 3TF

Offers Over £485,000

- Luxury Family Property
- 4 Further Bedroom (Another with Ensuite Facilities)
- Stylish Interior with a Tasteful Finish
- Close To Local Amenities - EER - B
- Ex Miller Show House - "The Humber" Corner Plot
- Open Plan Dining Kitchen with French Doors
- Monoblocked Driveway, Garage, House Alarm, GCH & DG
- Master Bedroom Suite with Dressing Area & Ensuite
- Maintained & Presented to an Impeccable Standard
- Landscaped Gardens with Gazebo

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An Exemplary Family Home by Miller Homes . "The Humber" is an attractive property providing flexible living accommodation for a modern family lifestyle. The current owners have professionally extended, maintained and presented the home to a tasteful & high specification throughout. There is an attractive gazebo to the rear and the garden has been fully landscaped. EER - B



Council Tax Band: F



Exclusive to the market is this substantial detached villa located in the Woodilee Village area of Lenzie. The prestigious address of Lint Mill is within the Miller Homes phase of the Woodilee Village development. The property is within walking distance of local amenities and is set in a delightful leafy residential area, surrounded by beautiful countryside. Lenzie train station, which is on the main Glasgow-Edinburgh line, around a 15-20 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.

This stylish and attractive design has been thoughtfully planned for the rigours of a modern lifestyle, combining a practical and adaptable internal layout and finished to an exceptional specification. Exquisitely decorated throughout, this home is tailor-made for a growing family. Accommodation suits a wide variety of needs by providing 5 bedrooms (2 with en suite facilities), with the added benefit of an integral garage which has been fully converted (currently utilised as a gym area), plus a large open plan kitchen/dining family area and an impressive outside Gazebo to the rear.

The exceptional home comprises: Bright and airy reception hallway. The hallway flows naturally to a fitted kitchen/dining/family area, with numerous, integrated appliances, french doors to the rear garden, separate utility room and attractive w/c with door access to the rear of the property. The formal lounge can be accessed from the entrance hall, providing a large space for entertaining/relaxing and double doors opening into the rear of the home. One of the double bedrooms is on the ground floor, however this could provide a further reception room or children's playroom accordingly.

On the first floor there are 4 bedrooms, two of which have en suite shower rooms and an additional family bathroom with three piece suite. The impressive master bedroom, features ample wardrobe storage and en suite

shower room. The guest bedroom boasts private en suite facilities and excellent built in wardrobe storage. The two remaining bedrooms are well proportioned and benefit from views to the rear garden below.

This magnificent home is further enhanced by numerous quality finishings, gas central heating, PVC double glazed window frames, double width driveway, external water supply & external electrical socket. The garden grounds have been meticulously landscaped using Cathness slate and thoughtfully planned to create a perfect haven to relax and/or entertain. The landscaped rear garden is fully enclosed ideal for family pets and younger children and planted with a selection of fruit tress, herbs, raspberries and strawberries. The current owners have also built a substantial Gazebo providing additional flexible space to suit family life.

Room Dimensions

Entrance Hall

Lounge - 4.22m x 3.73

Dining Area - 4.89m x 3.62

Kitchen - 3.95m x 2.84m

Downstairs Bedroom - 4.88m x 2.95m

w/c - 1.97m x 1.49m

Utility Room - 2.88m x 1.35m

Garage/Gym Area - 4.98m x 2.67m

Master Bedroom - 5.26m x 2.73m

Dressing Area - 4.63m x 3.05m

Ensuite - 1.98m x 1.60m

Guest Bedroom 2 - 4.86m x 4.01m

Ensuite - 2.51m x 1.42m

Bedroom 4 - 3.93m x 3.21m

Bedroom 5- 3.06m x 2.66m

Bathroom - 2.49m x 1.66m

Location

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.

Home Report Available on Request

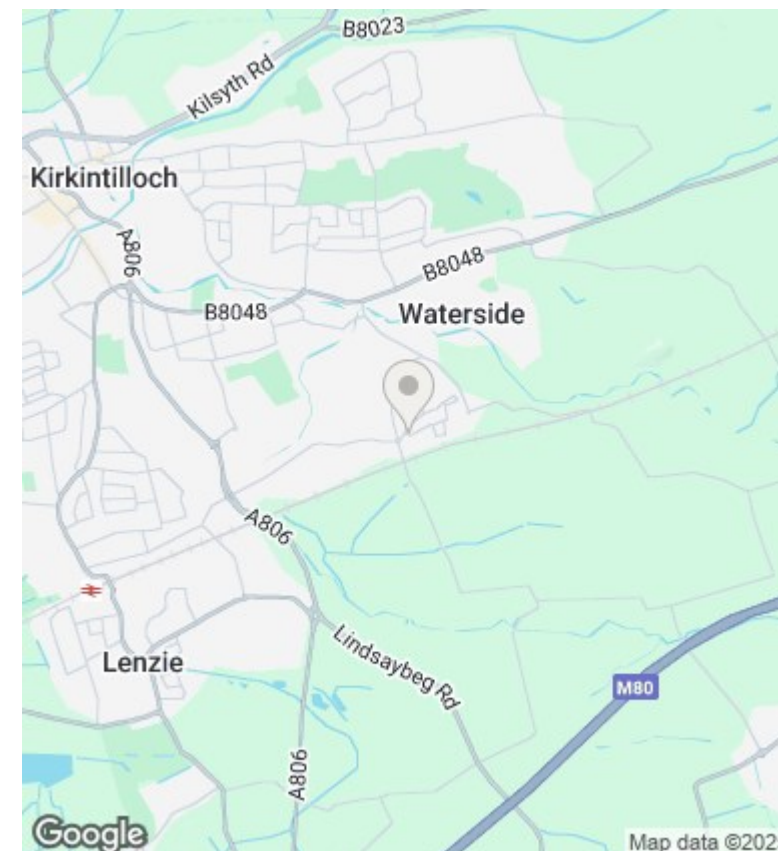
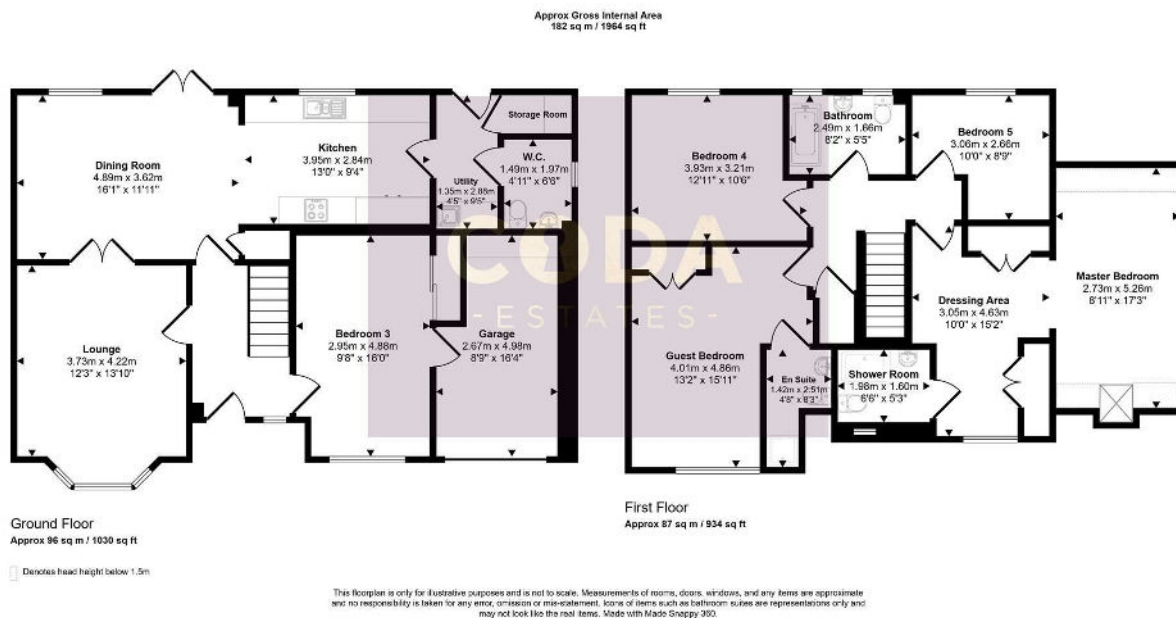
EER - B

Viewings Strictly By Appointment

If you are interested in viewing this property please contact the office directly on 01417751050. If you are planning to sell a property one of our expert valuers shall happily visit your home and provide you with a free valuation and we can discuss our selection of professional selling packages.







Directions

Viewings

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

Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	