

50

NINIAN CRESCENT

LENZIE



c o r u m

corumproperty.co.uk





5 | BEDROOMS 4 | BATHROOMS 2 | PUBLIC ROOMS

Nestled within Lenzie's extremely popular Woodilee Village, this five bedroomed detached villa, by Cala, has been tastefully decorated throughout and occupies, arguably, one of the best plots in the development, backing onto mature woodland.

The property features beautiful wooden double doors, with glass panels, leading to both the living room and open plan kitchen/dining area. Throughout, the property offers flexible storage areas, including two large walk-in cupboards within the kitchen/dining room, utility room storage and a further two large cupboards on the first floor landing.

To the front, there is a monoblocked driveway leading to a single integral garage, with courtesy door into the utility room. The garage offers excellent scope for future conversion into an additional public room if required (subject to the necessary planning permissions). The rear garden is fully enclosed and incorporates a decked area and lawn, bordered by a variety of shrubs and trees.

Downstairs accommodation

- Bright and welcoming entrance hall, with storage
- Main hall, providing access to the ground floor apartments and with staircase to the upper landing
- Comfortable and spacious living room, with feature fireplace
- Contemporary kitchen, with integrated appliances and breakfast bar
- Dining area, open plan to the kitchen, with patio doors onto a decked area
- Utility room, with large built-in storage cupboard and access to both the garage and rear garden
- Single sized integral garage, with electric up-and-over door, currently utilised as a home gym
- Conveniently located wc

Upstairs accommodation

- Spacious master bedroom, with fitted wardrobes and en-suite shower room
- Second bedroom, with fitted wardrobes and en-suite shower room
- Two further double bedrooms, with fitted storage
- Fifth bedroom, currently utilised as an office
- Family bathroom, with four piece suite
- Abundant storage, located off upper landing
- Gas central heating
- Double glazing
- Fully enclosed, level garden, to the rear
- Electric car Pod Point home charger



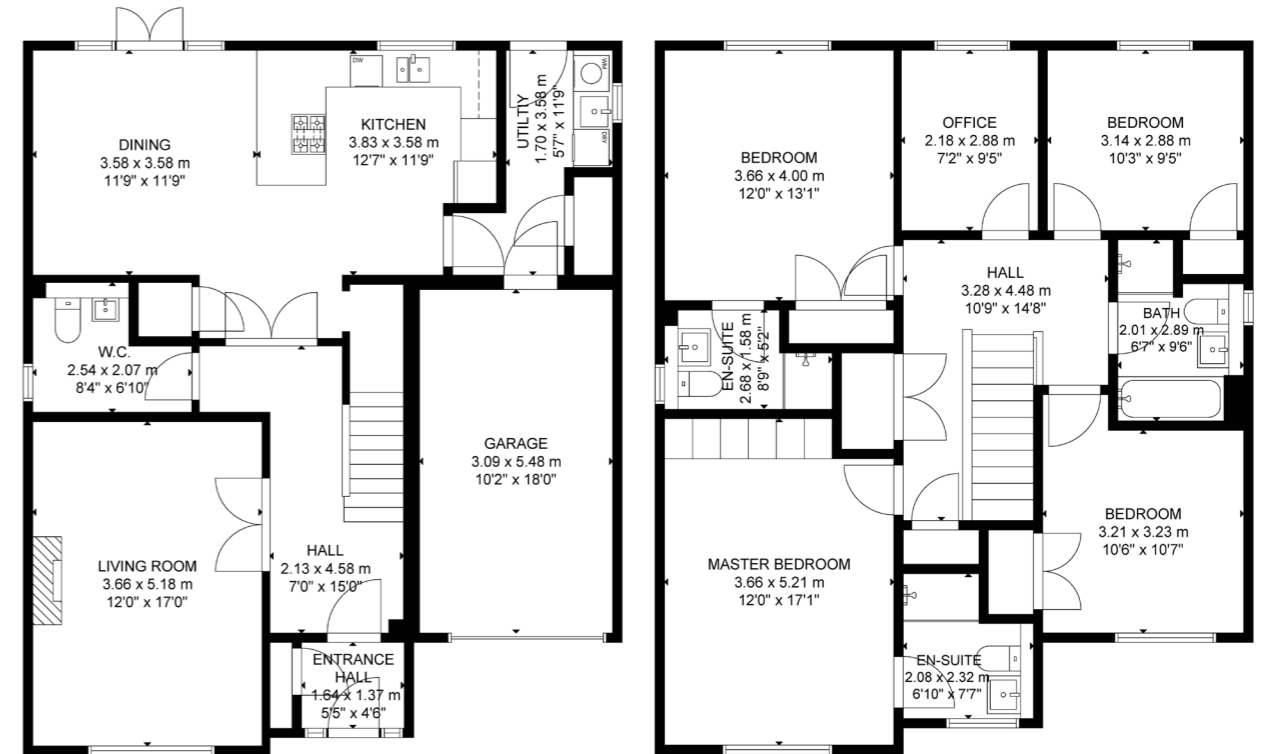












Local Area

Woodilee Village, built circa 2011, is a prestigious development which is well placed for excellent road links to the central belt motorway and beyond. Lenzie offers a host of local amenities including local shopping facilities and a mainline railway station with rail links to both Glasgow and Edinburgh. In addition, there is a variety of recreational facilities available including tennis, golf and rugby clubs. The neighbouring town of Kirkintilloch offers a wider range of amenities including, a leisure centre with two swimming pools, shops, supermarkets, marina and a host of bars and restaurants.

BD3333 | Sat Nav: 50 Ninian Crescent, Lenzie, G66 3JR

* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.







c o r u m

4 Canniesburn Toll, Bearsden G61 2QU

Tel: 0141 942 5888

Email: sales@corumproperty.co.uk

www.corumproperty.co.uk