



# 39 RUTHERFORD DRIVE

LENZIE

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**4 | BEDROOMS**

**3 | BATHROOMS**

**3 | PUBLIC ROOMS**

**Situated in the prestigious Woodilee Village, Lenzie, this exceptional four-bedroom detached villa by Charles Church. Thoughtfully enhanced the property offers an abundance of space, natural light, and high-spec finishes, with uninterrupted open views to the rear.**

The ground floor is designed for modern living with a welcoming reception hallway leading to a spacious lounge with a front-facing window, adjacent dining room flows seamlessly into a bright and stylish, dining-sized kitchen with a range of high-quality units, and integrated appliances, a well-equipped utility room sits off the kitchen, providing additional space for appliances, and a contemporary cloakroom/WC. The ground floor accommodation is completed with a versatile additional room thanks to a conversion of the former garage, that is currently used as an additional family room but could easily be adapted as a home office, gym, or playroom.

Upstairs, a broad staircase leads to four generously sized bedrooms, all filled with natural light. The impressive master bedroom boasts an en-suite shower room, while a well-appointed family bathroom serves the remaining bedrooms.

Externally, the beautifully landscaped rear gardens are south facing and enjoy a high degree of privacy with stunning, uninterrupted views. Featuring a lawn, and inviting patio areas, it offers the perfect setting for outdoor living. There is also the useful addition of a large shed to the side of the property perfect for storage.

Additional features include gas-fired central heating, double glazing, partially floored loft with a drop down ladder, and EV charging to the front of the house. To the front there is a generous drive with space for multiple vehicles.

Rutherford Drive is a desirable address within the sought-after Woodilee development, known for its impressive homes and strong sense of community. The property lies within the catchment area for Lenzie Academy, Lenzie Meadow Primary, Holy Family Primary, and St. Ninians High School. Excellent transport links—including Lenzie train station and easy access to the M80 motorway—place Glasgow City Centre within a 10-15 minute drive. The area also benefits from a range of local shops, essential amenities, and recreational facilities.





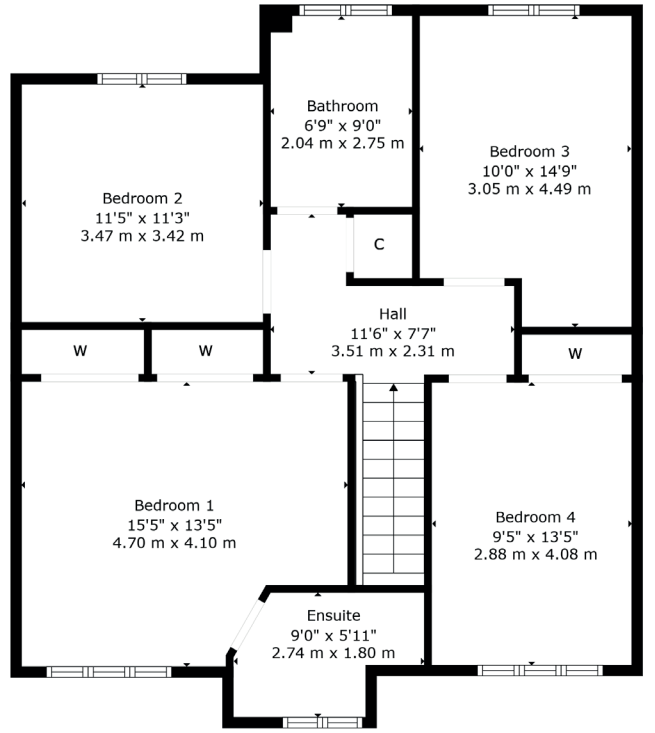
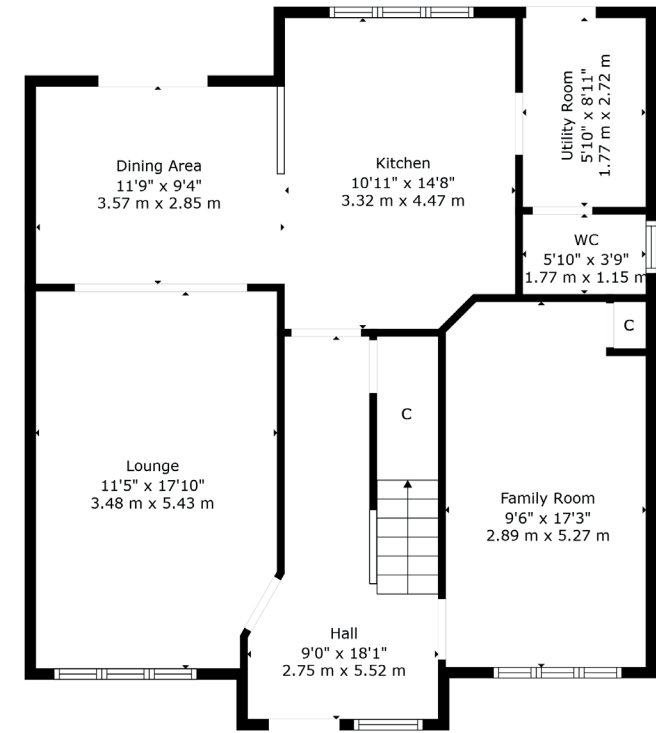












Lenzie offers a host of local amenities including well regarded primary and secondary schooling, local shopping facilities and a mainline railway station with rail links to both Glasgow and Edinburgh. There is a variety of recreational facilities available including tennis, golf and rugby clubs. The neighbouring town of Kirkintilloch offers a wider range of amenities including shops, supermarkets, marina and a host of bars and restaurants. In addition to this, there are excellent road links nearby allowing easy access to Glasgow City Centre and the Central Belt motorway network system.

**BD3803** | Sat Nav: 39 Rutherford Drive, Lenzie, G66 3US

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



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