



40 WOODSIDE AVENUE

LENZIE

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3 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

Set within a sought-after and well-established pocket of Lenzie, this three-bedroom semi-detached villa provides spacious and flexible family accommodation across two levels, complemented by a large enclosed rear garden, driveway parking and a garage.

The accommodation begins with a welcoming reception hallway, a bright and generously proportioned lounge with focal fireplace lies to the front, while to the rear a newly installed dining kitchen is fitted with a range of base and wall-mounted units, ample worktop space, and room for family dining. From the kitchen is access into a useful utility area which then leads to an internal hall with a door providing convenient external access, and access into the attached garage. .

Upstairs, there are three well-sized bedrooms, two with built-in storage, alongside a modern family bathroom. Additional storage is provided throughout the home, including a floored loft.

Externally, the property sits on a desirable plot with front and rear gardens, and driveway providing off-street parking. The garage adds further practicality, and the generous plot presents scope for future extension, subject to the necessary consents.

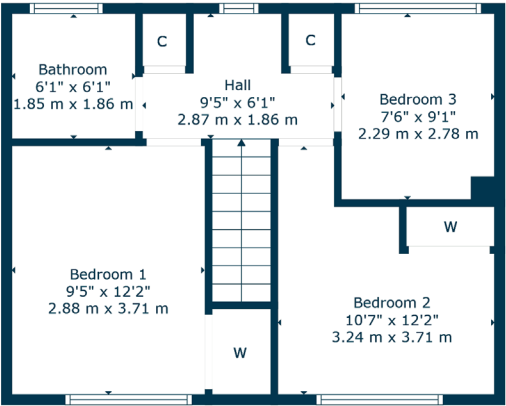
The home benefits from gas central heating and double glazing throughout.

Perfectly positioned within easy reach of the village centre, the property lies within the catchment for highly regarded local schooling, including Lenzie Meadow Primary, Holy Family Primary, Lenzie Academy and St Ninian's High School. Lenzie train station is just a short walk away, offering fast and frequent services to Glasgow Queen Street in under ten minutes and Edinburgh in around thirty minutes. The village also enjoys a broad range of local amenities, leisure facilities and excellent road connections via the nearby M80 and M8.

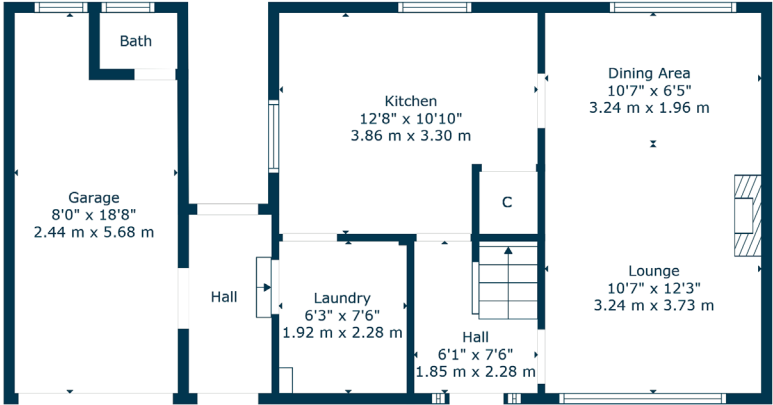








1st Floor



Ground Floor

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.

BD3956 | Sat Nav: 40 Woodside Avenue, Lenzie, G66 4NQ

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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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