CODA
-ESTATES-







66 Ninian Crescent, Woodilee Village, Lenzie, G66 3JR

Offers Over £570,000

- " The Crichton ***
- Splendid Formal Lounge
- Landscaped Garden with South Facing Rear Garden
- EER - B
- 5 Bedroom Luxury CALA Home
- Downstairs Cloaks & utility Room
- Immaculately Precented & Maintained
- Open Plan Dining Kitchen
- DG, GCH, Driveway & Integral Garage
- Close to Local Amenities, Schooling & Transportation Links

2-4 Heath Avenue, Lenzie, Glasgow, G66 4LG
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66 Ninian Crescent, Lenzie G66 3JR

This detached CALA built family home is located in the sought after and highly desirable Woodilee Village. The 'Crichton' provides flexible accommodation over two levels boasting five bedrooms (2 with ensuite shower facilities), open plan family/dining/kitchen area, utility room and integral garage. The current owners have presented the property to an high standard throughout. EER - B

5 3 2 B

Council Tax Band: G





Located on the outskirts of Lenzie; Ninian Crescent is situated within a desirable residential area with a feel of the countryside yet within easy reach of all local amenities. Lenzie train station is approximately 1.5 miles away which is ideal for those who commute and Glasgow City Centre is only ten miles away by road via the M80 and M8.

"The Crichton" has been thoughtfully planned for the rigours of a modern lifestyle by combining a practical and adaptable internal layout with a high specification. The accommodation can easily be adapted to suit a wide variety of family needs by providing 5 bedrooms, with the added benefit of an integral garage, accessed from the utility room, which could easily be adapted to provide additional living space (subject to planning constraints)

The family accommodation comprises: vestibule, reception hallway with spacious cloakroom, with direct access to the downstairs apartments. The hallway extends through to the open plan family/kitchen/dining area with numerous integrated appliances, and separate utility room with door giving access to the rear of the property The family area has French doors leading directly to the rear garden. The formal lounge is a tranquil room and has a window over looking the front of the property.

On the first floor, surrounding the impressive landing, there are 5 bedrooms, two of which have ensuite shower rooms and an additional family bathroom with four piece suite including a separate shower cubicle. The spacious master suite features exceptional wardrobe storage. The guest bedroom also boasts en-suite shower facilities and wardrobe storage. The three remaining bedrooms are well proportioned and two benefit from built in wardrobes.

This outstanding family home is further enhanced by gas central heating , PVC double glazed window frames, double width driveway to integral garage and electric car charging point. Externally the preferred south facing rear garden has been lovingly designed and tended, creating an ideal space for relaxing and/or entertaining. There is a generous, decorative patio which captures the sun at various times of the day. The rear garden is fully enclosed, ideal for young children and family pets and the driveway can accommodate a number of vehicles.

Room Dimensions
Vestibule
Reception Hallway
Lounge - 5.10m x 3.63m
Family Dining - 3.77m x 3.55m
Kitchen - 3.60m x 3.55m
Utility Room
Cloaks
Garage - 5.44m x 3.09m

Master Bedroom - 4.52m x 3.61m
Ensuite -
Bedroom 2 - 3.98m x 3.61m
Ensuite
Bedroom 3 - 3.21m x 3.18m
Bedroom 4 - 3.12m x 2.88m
Bedroom 5 - 2.88m x 2.19m

Home Report Available on Request
EER - B
Viewing 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 competitive selling packages.









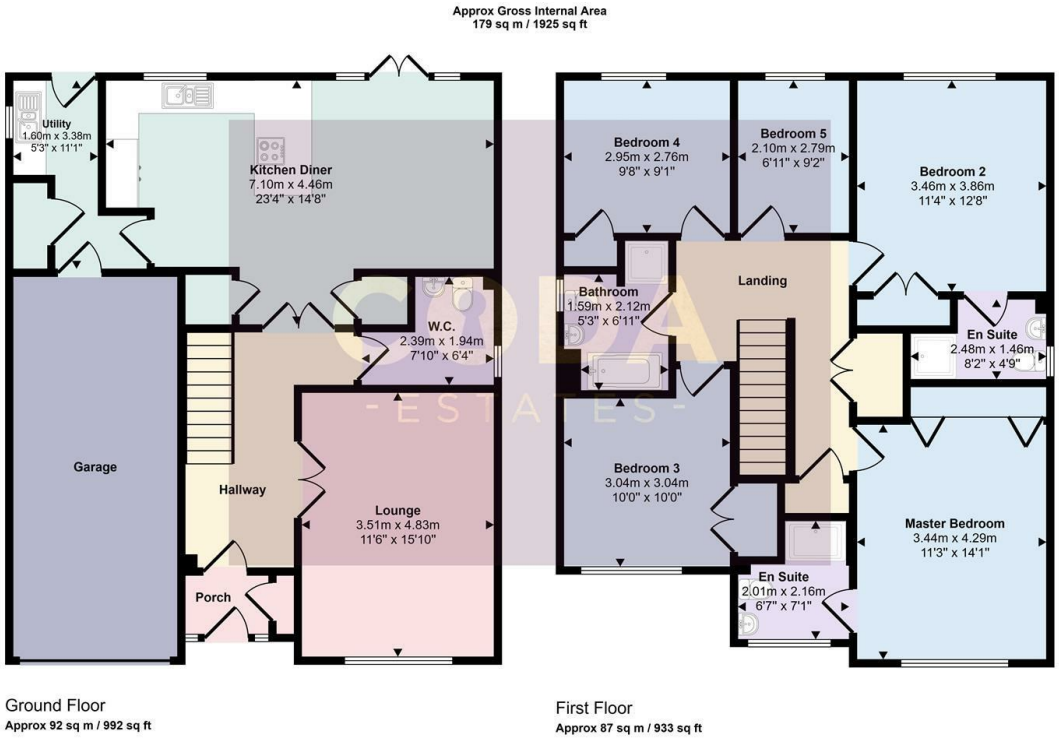


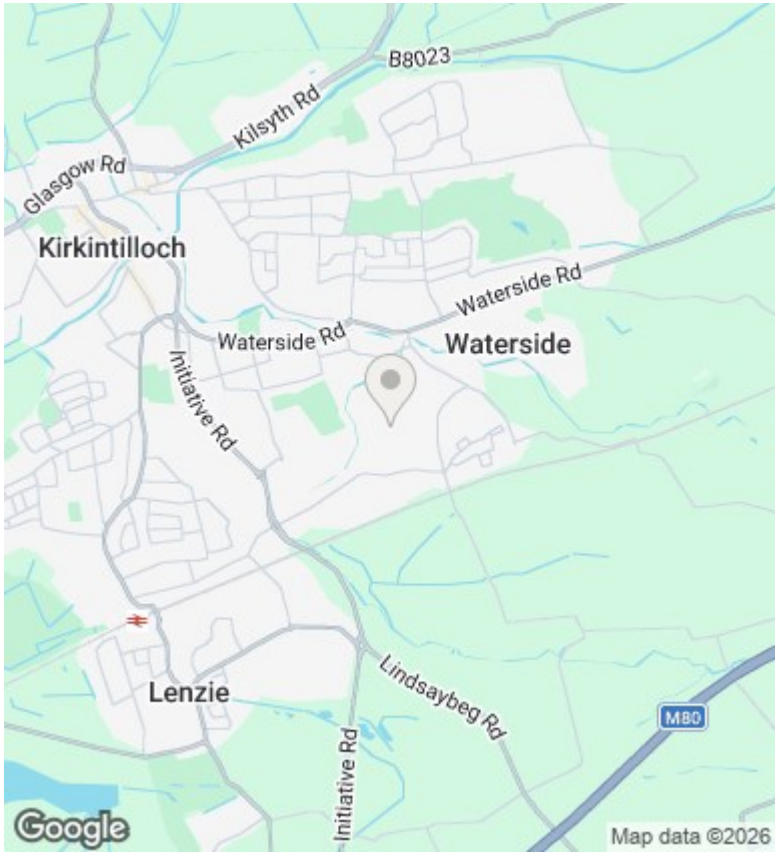












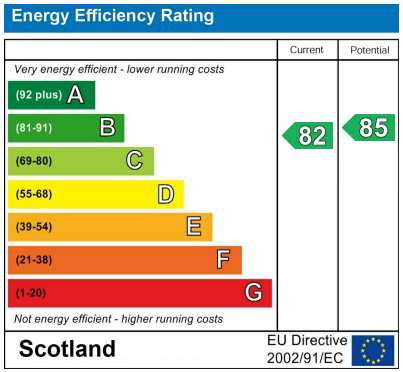
Directions

Viewings

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

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