



36 WOODHEAD AVENUE LENZIE G66 4NQ

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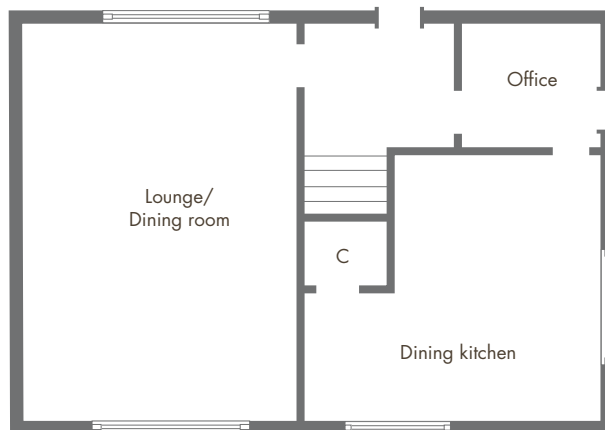
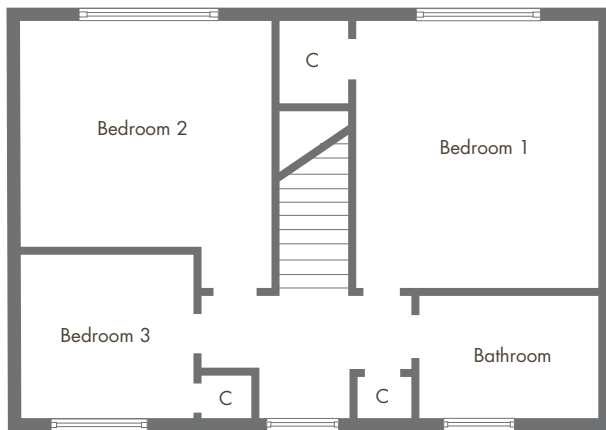
A very well positioned "Weir" built semi detached villa occupying a much admired cul-de-sac position with an excellent sized level garden.

Accommodation comprises reception hallway leads through to the lounge / dining room and store room and kitchen. The open plan lounge / dining room is a wonderful introduction to the house boasting dual open aspects to both the front and rear of the house. The lounge features a living flame fireplace. The dining size fitted kitchen has a range of contemporary units with contrasting worktops. There is space within the kitchen for dining table and chairs. The kitchen overlooks the side and rear gardens. Situated off the kitchen is a store room / study which also displays a range of wall mounted and floor standing kitchen units, in keeping with the kitchen. An outer door in this room leads out onto the side gardens. There are three generously proportioned bedrooms on the upper landing, together with a bathroom with three piece suite with fitted shower.

Gas fired central heating system. Double glazed. Single garage with long driveway providing ample space for several vehicles.

The front garden is landscaped with a selection of mature shrubs. The more substantial side and rear gardens is mainly laid to lawn, with a selection of mature borders and patio areas.

Woodside Avenue is widely recognised as one of the more sought after locations in Lenzie. Lenzie Primary School and Lenzie Academy are both a short walk of the house. Lenzie train station provides a regular service to and from Glasgow Queen Street. Edinburgh Waverley is accessed via a link at Croy train station from Lenzie.



RECEPTION HALLWAY	
LOUNGE / DINING ROOM	5.90m x 2.81m
DINING KITCHEN	4.03m x 3.29m
STORE ROOM	2.77m x 2.23m
BEDROOM 1	4.00m x 2.95m
BEDROOM 2	3.37m x 2.85m
BEDROOM 3	2.80m x 2.50m
BATHROOM	2.56m x 1.69m

INCLUSIONS:

The inclusions are subject to negotiation.

SCHOOL CATCHMENT AREA:

The property lies within the school catchment area of Lenzie Primary School, Holy Family Primary School, Lenzie Academy and St. Ninians High School.

RECREATION:

Lenzie is very well served for the sporting enthusiast with a selection of facilities available nearby.

COMMUTING:

Lenzie train station provides a twice hourly service to and from Glasgow Queen Street. Edinburgh Waverley is accessed via a link at Croy train station from Lenzie. The nearby M80 provides swift access to Glasgow city centre.



TRAVEL DIRECTIONS

From the Town & Country Estate Agents branch in Lenzie proceed north along Kirkintilloch Road. Turn right onto Moncrieff Avenue. Turn right onto Woodside Avenue where the property can be found further along on your right handside.

TOWN & COUNTRY

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HOURS OF BUSINESS

Monday 9am - 6pm

Tuesday 9am - 6pm

Wednesday 9am - 6pm

Thursday 9am - 6pm

Friday 9am - 5pm

Saturday 11am - 3pm

Sunday 12pm - 3pm

We have prepared these particulars in good faith to give a broad description of the property. Please note that we have not carried out a survey of the property, nor have we tested any of the services or appliances, but have relied upon our brief inspection and upon information supplied to us by the vendors. Accordingly, it is not intended that these particulars should be relied upon as a representation of facts or that they should have contractual status, and for example (i) The description of the property are intended to be a guide rather than a detailed and accurate report and inventory. (ii) Floor plans, measurements, areas and distances are intended to be approximately only. (iii) Photographs have been taken with a wide angle lens camera and are not necessarily comprehensive, accurate or current. (iv) No representation or warranty is given as to the title or as to the existence or otherwise of any planning consent, building regulation approval or other statutory permission. If there is any particular aspect of the property about which you would like further information, we invite you to discuss this with us, especially before you view and / or survey the property.