



6 MARGUERITE GARDENS

LENZIE

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c o r u m



2 | BEDROOMS

1 | BATHROOM

2 | PUBLIC ROOMS

This spacious two bedroom mid terraced home is presented to the market in good condition throughout. 6 Marguerite Gardens is positioned within a cul-de-sac, in the sought after locale of Lenzie and within close proximity to excellent schooling, fantastic transport links and a wide range of amenities.

Internal accommodation comprises:- welcoming entrance hall, bright and spacious lounge, with hardwood flooring and box window, and a well appointed kitchen, with ample base and wall mounted units, tiled splashback and access to a rear vestibule, which boasts a sizeable walk-in cupboard. Furthermore, the property benefits from having a conservatory, which provides access out to the rear gardens.

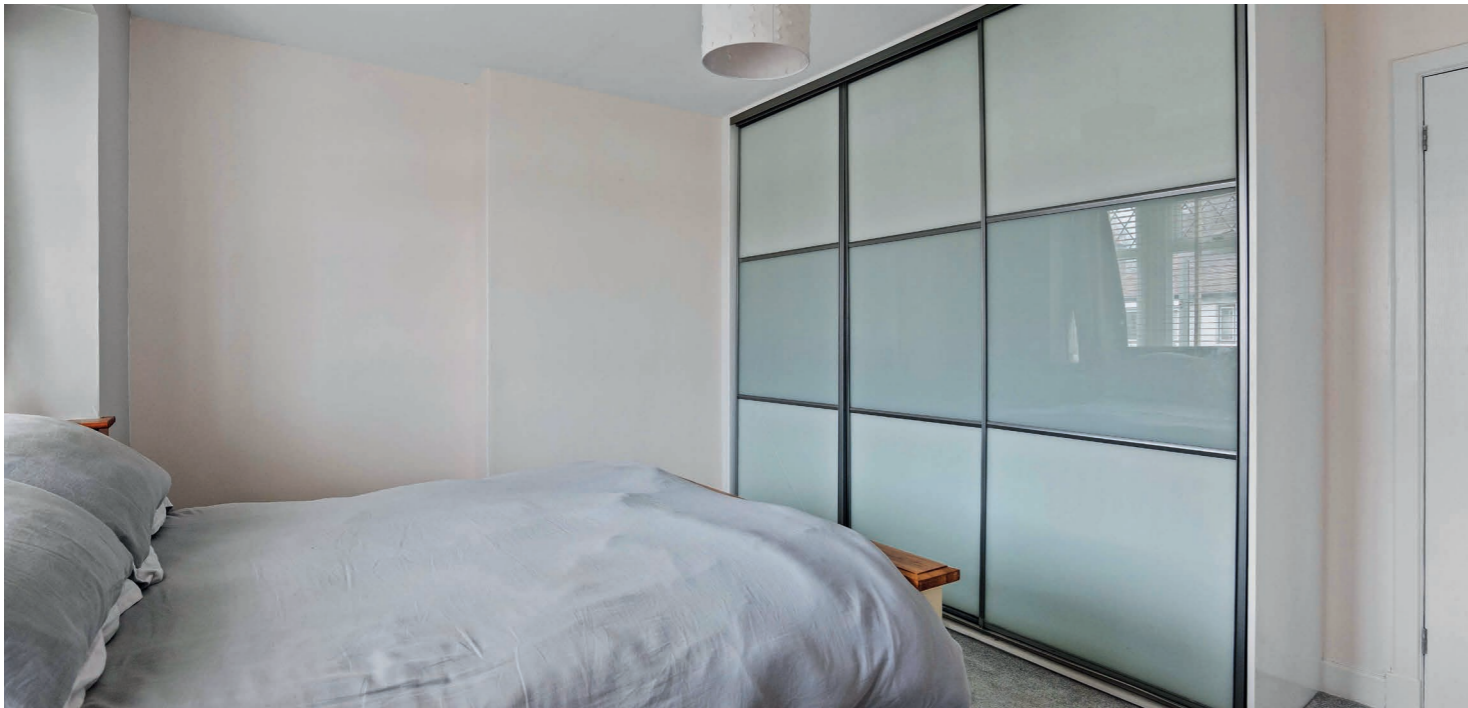
On the first floor, there is an exceptionally generous master bedroom, which offers almost 15 square meters of floor space, built-in wardrobes, with sliding doors, box window and a large walk-in cupboard, positioned over the stairs. The second bedroom is also of double size and enjoys a quiet position to the rear of the home. Finally, the family bathroom has a mix of tile and wet wall and benefits from an electric shower, positioned over the bath.

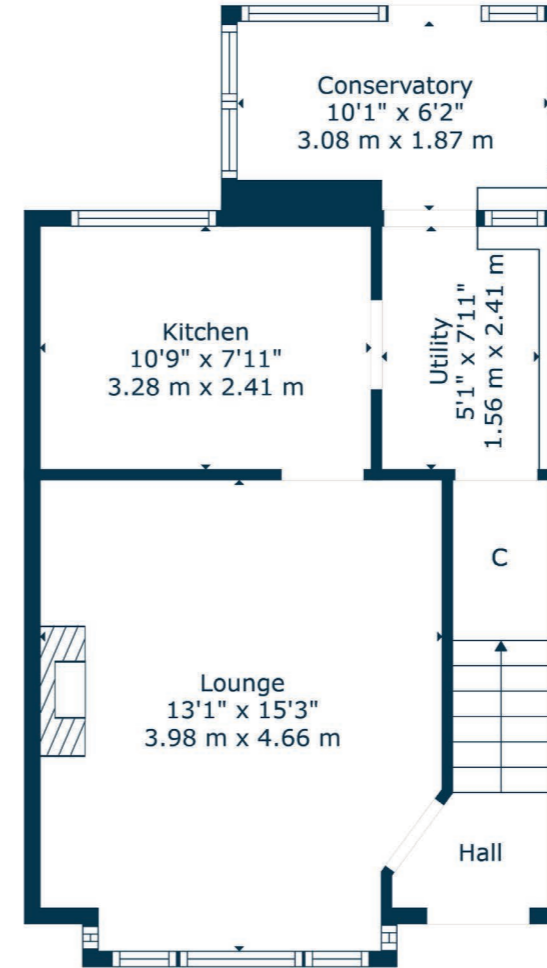
Further benefits of the property include gas central heating, double glazing throughout and attic space, accessed via a hatch and loft ladder.

Externally, there are low maintenance gardens to the front and rear of the property, with the rear having a decked patio area, tidy lawn and access to a service lane.

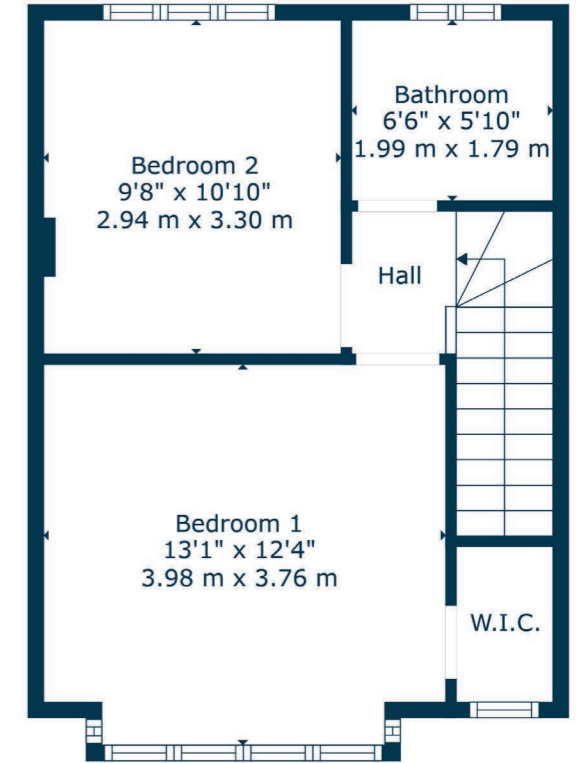








Ground Floor



1st Floor

Marguerite Gardens is a popular address situated just 0.7 miles from Lenzie Railway Station and within close proximity of the M80 motorway, linking the area to Glasgow City Centre and Scotland's central belt, making it ideal for commuters. Furthermore, there are a wide range of amenities, including as stylish cafes, bars and restaurants, both in Lenzie and the nearby town of Kirkintilloch. Finally, the property enjoys access to highly reputable schooling, at both primary and secondary levels, falling within the catchment for Lenzie Meadow Primary School, Holy Family Primary School, Lenzie Academy and St. Ninian's High School.

BD3821 | Sat Nav: 6 Marguerite Gardens, Lenzie, G66 4HB

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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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