



Glenward Avenue
Lennoxtown
G66 7EP

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Offers Over £235,000

This spacious Detached Villa is situated in a quiet established street within a popular residential location at the foot of the Campsie Hills and offers excellent family accommodation throughout.

The house is on a level site and enclosed by neat easily maintained gardens and internally is one of the larger homes and area which makes this an excellent family property with plenty of space over the two levels.

The property is finished with a combination of low maintenance facing brick beneath a rendered exterior and is set beneath a pitched concrete tiled roof. The property has been extended to rear with addition of a lovely conservatory which provides a really nice private outlook onto the gardens.

The front garden is level and has neat hedges at the front and side, good size chip stone area with slabbed pathway leading to the garage and adjacent to this are a selection of neat flower beds.

The rear gardens has a good size patio area and in the corner a well-maintained sheltered decked area. The rest of the garden has some well stocked beds, flowering shrubs, large acer and on the perimeter is a wooden fence. Large garden shed in the corner



Home Report Valuation £250,000

www.packdetails.com
Reference: HP767552
Postcode: G66 7EP

Council Tax Band E

EPC Rating C



Internally, the property has around 1200 sq ft of accommodation over two levels and comprises hallway, main family lounge with the window at the front and this room is open plan through to the dining room which also has a door to the kitchen. Patio doors from here lead to the aforementioned conservatory with further doors opening directly to the garden.



The kitchen has a range of floor and wall units and is an excellent size which could be reconfigured to make a great dining size kitchen facility as there is plenty room at the far side for a table if required. Side door from the kitchen opens to a further hallway which serves as a utility space and has plumbing for washing machine and adjacent to this as a downstairs cloakroom with toilet and wash hand basin.

On the upper level the landing provides access to all four bedrooms and the main bathroom which has a three-piece suite comprising panelled bath wash hand basin, shower and shower screen and w.c. Window to the rear.

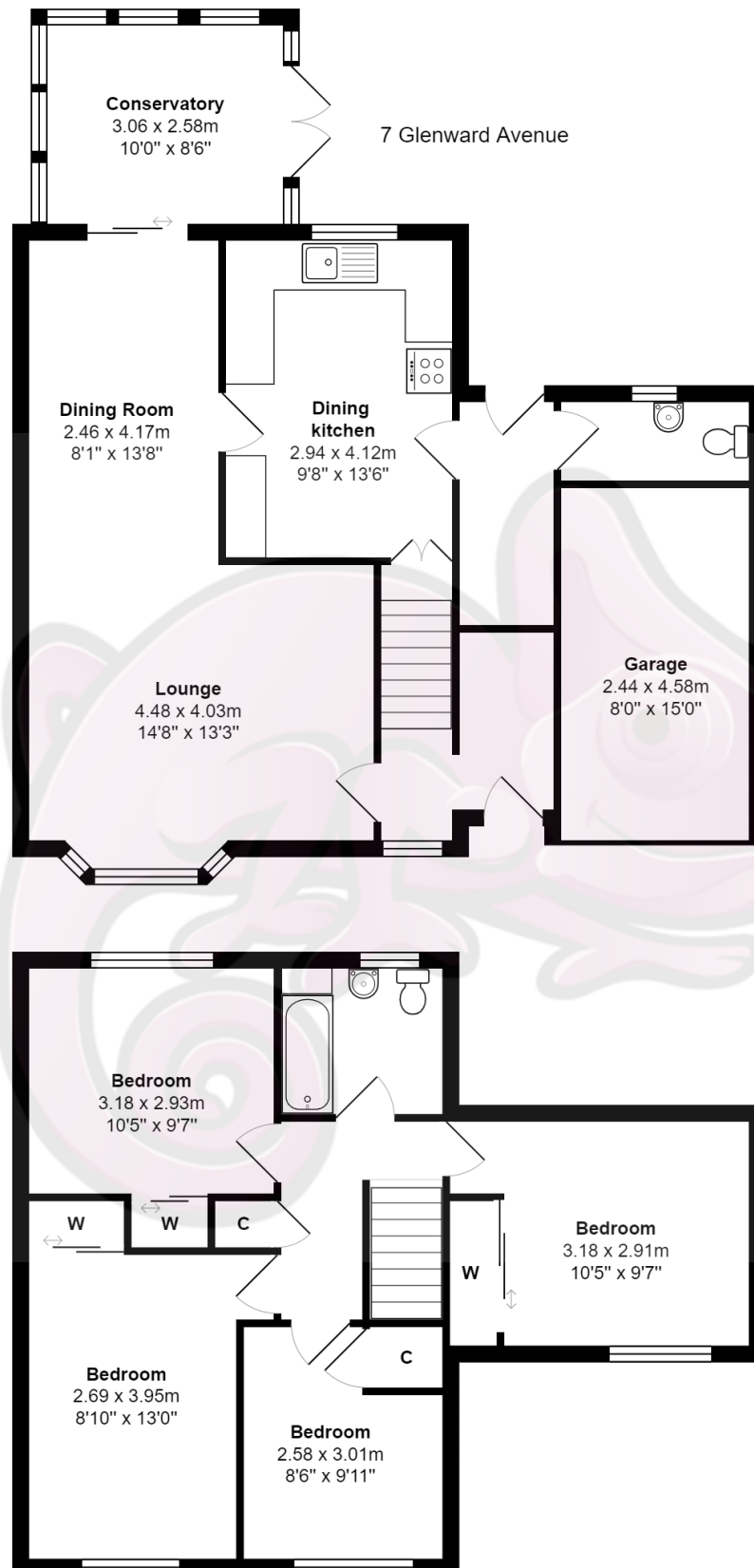


There is a integral garage at the front with open over door which provides an excellent storage area or indeed many similar houses have incorporated this into the main house by creating an extra living room/TV room and this would be an easy alteration (subject to warrant) should any buyer wish to extend.

The property further benefits from gas central heating and double glazing.

Vendor Comments

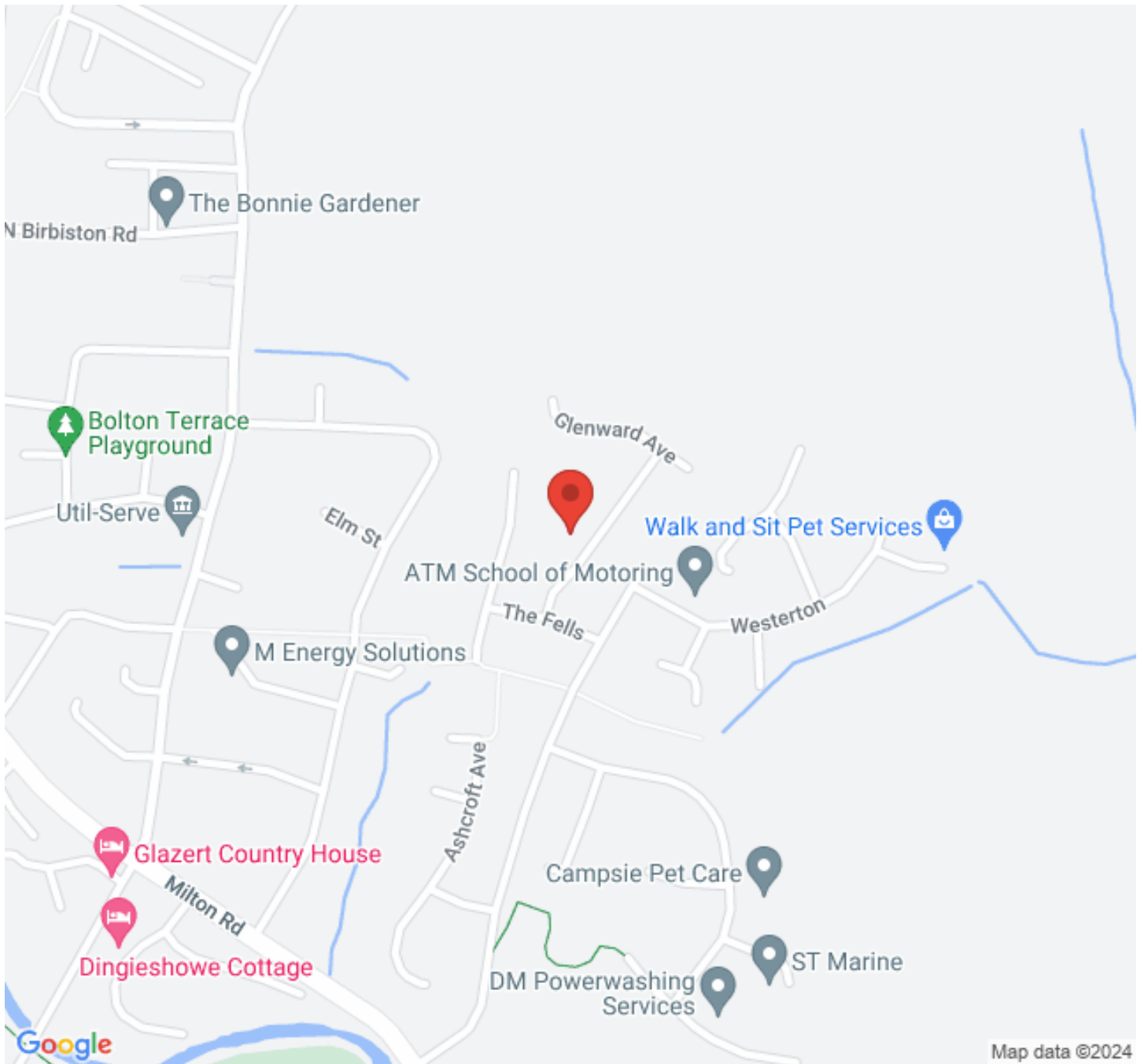
This has been a great family home as it is such a nice area to live in. Feels like a country location due to the excellent views and surrounding scenery



Location

Lennoxton is a semi rural village providing ideal location for families looking for a quiet place to live. Local amenities include Coop supermarket, surgery, Dentist, post office coffee shops etc. Just a few miles away is Kirkintilloch and a retail park where you will find plenty of further amenities. Glasgow city centre is only 10 miles away.





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