



PROPERTY
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Boghead Road
Lenzie
G66 4EN

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Offers Over £260,000

A beautifully presented and recently upgraded modern Detached Villa situated on a main road within an established location.

The property itself is traditionally constructed with a new re-rendered exterior beneath a pitched concrete tile roof and is situated within a level plot which includes, from upstairs in particular, lovely open outlooks at the rear over surrounding fields and onto the Campsie Hills.

The property itself offers impressive accommodation over two levels and has been beautifully improved over the last couple of years with a fresh modern interior, new kitchen and bathroom, substantial elevated deck area at the rear and is within a very convenient and central location.

At the front, the property has a low maintenance garden with lawned area and chipstone border and adjacent to this a long slabbed driveway providing parking for several vehicles. The larger rear garden is enclosed by fencing and has a good size lawn area with plenty of space for sheds and garden furniture as required



Home Report Valuation £280,000

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Council Tax Band E

EPC Rating D



The full accommodation comprises entrance hallway with under stair cupboard and stairs to the upper level. Main lounge/living area is dual aspect and includes a new double glazed picture window at the front and double glazed French doors at the rear giving direct access to the impressive deck area.



Adjacent to this room at the far end is a semi open plan kitchen which has been beautifully fitted with modern contemporary floor and wall storage units with integrated appliances, free standing range cooker, lovely contrasting worktop surface area with breakfast bar, integrated dishwasher and integrated fridge freezer.

On the upper level the nicely decorated landing gives access to the three bedrooms with the rear facing one having a fantastic elevated outlook over the surrounding countryside.

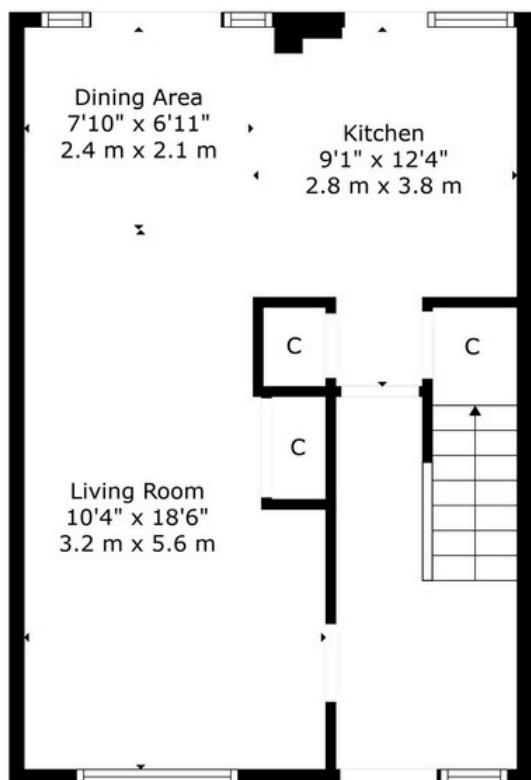


The bathroom has been completely upgraded to include a modern suite of panel bath wash hand basin and new w.c..

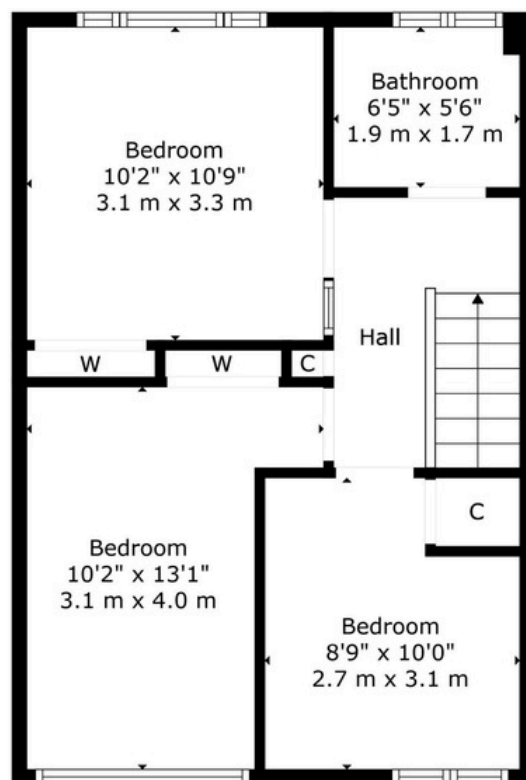
The property is heated with gas fired central heating and benefits from double glazing and a loft storage area.

Vendor Comments

Great location as handy for schools and also within easy walking distance of the amenities.



Floor 1



Floor 2

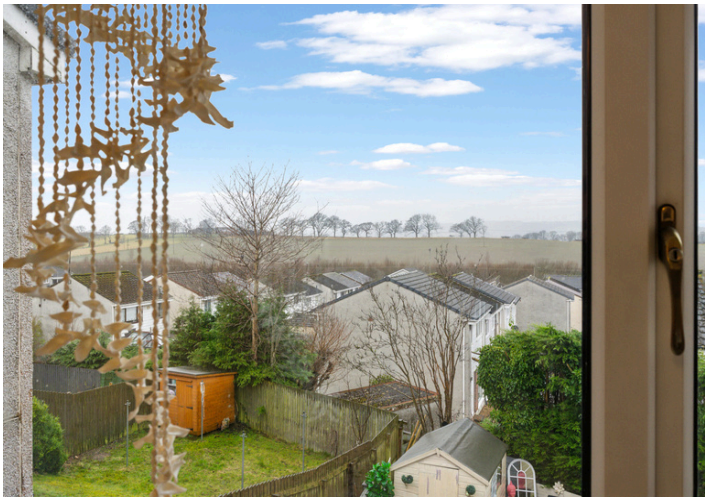


TOTAL: 863 sq. ft, 80 m2
 FLOOR 1: 431 sq. ft, 40 m2, FLOOR 2: 432 sq. ft, 40 m2

All Measurements Are Calculated By Cubicasa Technology - Deemed Highly Reliable But Not Guaranteed. Visit Our Website - <https://www.filmworx.co.uk>

Location

The property sits within a popular pocket of Lenzie and is conveniently placed for access to a host of local amenities which extend to public transport services including Lenzie train station, leisure centre, marina, supermarkets and local shops. There is well-regarded schooling in the area including Lenzie Academy. In addition to this, there are excellent road links close by giving easy access to Glasgow City Centre and the Central Belt motorway network system.





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Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans may not be to scale.

