



48 Pinewood Avenue, Lenzie, Glasgow, G66 4EQ

Offers Over £415,000

- *** Impressive Detached Villa ***
- Family Dining Kitchen with Patio Doors & Velux Window
- Attractive Garden Plot
- EER - D
- Individually Designed with Spectacular Views to Open Countryside
- 5 Bedrooms - 2 with Ensuite
- Substantial Driveway & Integral Garage
- Magnificent Lounge with French Doors
- Office, Downstairs W/c, GCH & DG
- Close To Local Amenities including schooling

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*** Similar Properties Required For Waiting Buyers *** Offering a fantastic opportunity for any buyer looking for a unique property within a very popular residential pocket of Lenzie. This magnificent, individually designed property warrants personal appraisal to appreciate the location and size of the property. The 5/6 bedroom layout allows flexible accommodation for any growing family. Benefiting from 2 ensuite bedrooms, integral garage, cellar and substantial driveway. The garden plot enjoys wonderful views to the rear. EER - D



Council Tax Band: G



This detached individually designed villa offers generous family accommodation over two levels. The home comprises entrance porch, L-shaped hallway, magnificent lounge with fabulous views and french doors leading to the garden, contemporary dining kitchen, 5 double bedrooms (2 with ensuite facilities), downstairs w/c, home office, integral garage and extensive driveway providing ample off street parking. The spectacular open outlook across the countryside from the rear windows will be sure to attract a number of buyers.

The current owners have created an inviting family home and early viewing is advised. This stylish and attractive design has been thoughtfully planned for the rigours of a modern lifestyle combining a practical and flexible internal layout.

The home comprises: welcoming hallway which flows naturally to the magnificent formal lounge. This room is an exceptional size with windows to 3 sides, allowing natural light to flood while providing unspoilt views towards the fields and hills beyond. The well equipped kitchen houses a number of integrated appliances, adequate storage and contrasting work surfaces. The dining area boasts over head velux windows and a patio door leading to the rear garden. On the ground floor you will also find 2 double bedrooms, either of which could be used as a further reception/family room. Both of these rooms have built in storage and windows to the rear. From the hall there is a attractive w/c and completing the ground floor is a spacious study, perfect for home working.

On the first floor there are 2/3 bedrooms, two of which have en suite shower rooms. The impressive master bedroom, features ample wardrobe storage and en suite bathroom with separate shower cubicle and vanity storage. Bedroom 2/3 is interconnected. This could be converted to create one large suite. This room again benefits from ensuite shower facilities and stylish velux windows to both the front and rear.

This marvellous home is further enhanced by gas central heating, PVC double

glazed window frames, extensive driveway, integral garage and cellar space. The garden grounds have been well tended to create a perfect environment to relax and/or entertain. The rear garden is fully enclosed for family pets and younger children.

Room Dimensions

Entrance Porch

Hallway

Lounge - 7.55m x 4.60m

Kitchen - 3.65m x 3.36m

Dining Area - 4.25m x 2.75m

Office/Study - 3.00m x 2.70m

Bedroom 5 - 4.30m x 2.40m

Bedroom 4 - 5.10m x 3.30m

Upstairs

Master Bedroom - 4.15m x 3.35m

Ensuite Bathroom - 2.90m x 2.45m

Bedroom 2 - 3.75m x 3.70m

Ensuite Shower Room - 2.40m x 1.85m

Linking Bedroom 3 - 3.70m x 3.65m

Upper Hallway - 7.20m x 0.90m

Attic Storage

Cellar

Location

Schooling: Catchment area for Lenzie Meadow Primary, Holy Family Primary, Lenzie Academy and St Ninians High School.

Amenities: The property is a just a short distance to local shops, Lenzie train

station, well reputed local primary and secondary schooling, Lenzie Moss and the village cross. Lenzie also offers various leisure facilities including a golf course, tennis courts, bowling club and is a short walk to Kirkintilloch Leisure Centre. The property is perfectly positioned for all the local amenities.

Transport Links: Lenzie is conveniently placed within easy reach of Glasgow city centre and Edinburgh. Lenzie train station is within a twenty minute walk away which offers a regular line to Glasgow Queen Street in 9 minutes and Edinburgh Waverley in approximately 30 minutes. Just a short drive is the new link road leading to the M80 connecting to the main M8 motorway with links across central Scotland. There is also a regular bus route to Glasgow city centre and neighbouring villages.

Home Report Available on Request

EER - D

Viewings: Arranged by appointment, to confirm please call .

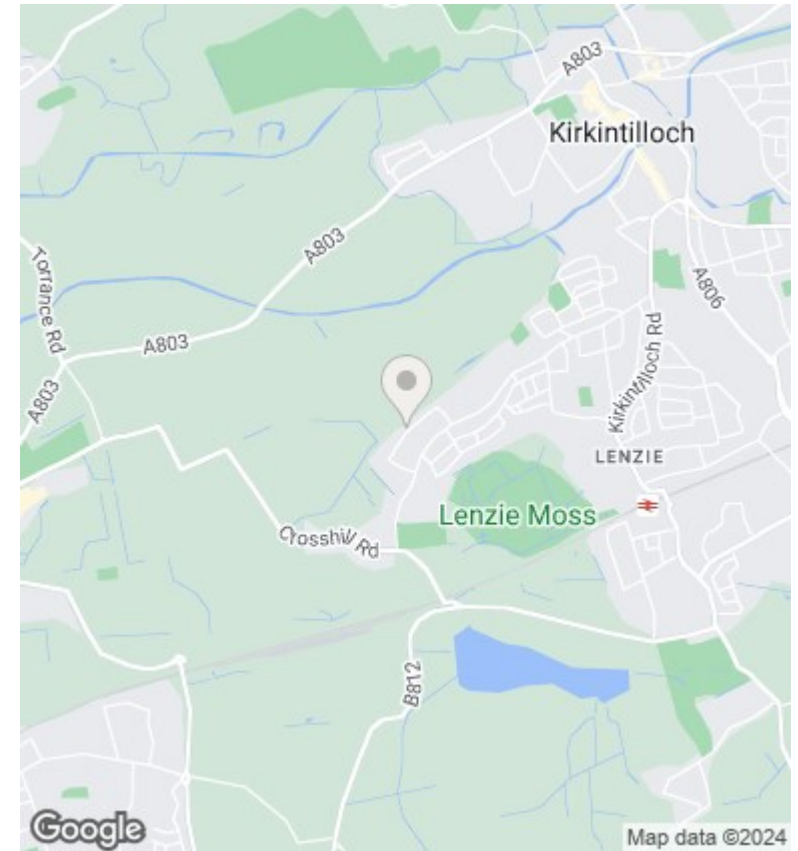
CODA Estates offer a free, no obligation valuation service. To arrange a suitable appointment please contact the office on 01417751050







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Viewings

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

Council Tax Band

G

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC	