



6 Silver Birch Drive, Lenzie, Glasgow, G66 5BS

Offers Over £429,995

- Beautiful CALA built property - "The Bryce"
- Open Plan Kitchen/Dining/Family Room w/Bi-Fold Doors
- Large Level Plot
- EER - C
- Highly Desirable Address
- Spacious South Facing Lounge
- Utility Room and Downstairs WC
- Contemporary Finish Throughout
- 4 Double Bedrooms - 2 w/ en-suite
- Close to all Local Amenities

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**** CLOSING DATE MONDAY 22ND @ 12PM****

A contemporary CALA built detached villa within the Orchid Park development, 'The Bryce' offers stylish family accommodation with 4 double bedrooms, 3 bathrooms and WC, open plan kitchen dining, lounge, utility, garage, and driveway on offer in a perennially popular pocket of Lenzie.



Council Tax Band: G



Tastefully decorated throughout this welcoming family home comprises a bright and spacious reception hallway, with downstairs w.c. off. The hallway extends through to an impressive open plan fitted kitchen/dining/family room area, replete with silestone work surfaces, integrated Siemens appliances, including fridge, freezer, induction hob, modern hidden extractor unit, and separate utility room with side door access to the rear of property and door through to the garage. Furthermore, the well-proportioned dining/family area offers direct access to the rear garden via contemporary bi-folding doors. For relaxing/entertaining, the property boasts a large south facing front lounge. The downstairs accommodation is finished with beautiful Amtico flooring throughout.

The stairway leads to a large gallery landing on the first floor. With neutral carpeting throughout, there are 4 double bedrooms, two of which have en-suites and an additional four piece family bathroom suite including a separate shower cubicle. The master bedroom features fitted wardrobe storage and generous en-suite with thermostatic shower. The guest bedroom, again with en-suite shower room, also benefits from built-in wardrobe storage, as does the third and fourth bedrooms. All bedrooms are well proportioned and boast views to either the rear or front of the property.

Set within a substantial plot, the property's large rear garden has been tiered to provide two separate level areas laid to lawn, with patio seating area in front of the bifold doors. allowing you to bring the outside in. The rear garden is fully enclosed, ideal for young children and family pets. The front of the property offers another lawn area as well as mono-blocked 2 car driveway. Further benefits include DG, a hybrid heating system which consists of conventional gas boiler as well as an energy efficient air source heat pump, and ample storage solutions throughout.

This CALA development has matured into a safe and family-friendly

community, with well-maintained communal grounds, park and easy access to local country-side walking paths and cycle routes.

Location

Located in the popular CALA development, Silver Birch Drive is an attractive address, occupying a convenient position close to the village. The property is perfect for those looking to reside within close proximity of good schools and local amenities, yet wish to enjoy the privacy and tranquillity of a most private residence. Lenzie is ideally situated for commuting to and from Glasgow and Edinburgh. Lenzie train station provides a service to and from Glasgow Queen Street and Edinburgh Waverley. The nearby M80 provides swift access into Glasgow city centre and motorways east and north.

Schooling

Silver Birch is situated a short walk from the highly reputable Millersneuk Primary School. The property also lies within the catchment area of Holy Family Primary School, Lenzie Academy and St. Ninians High School.

Council Tax: East Dunbartonshire Band G

Home Report: Available upon request.

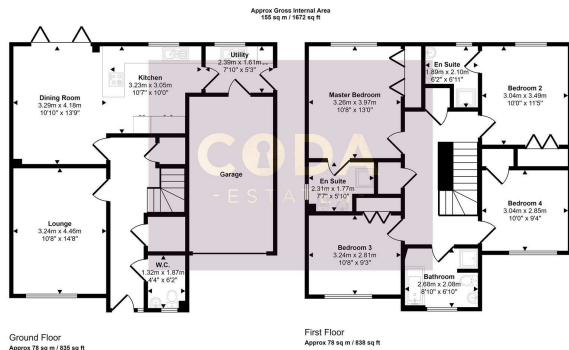
EER: C

Viewings strictly by appointment

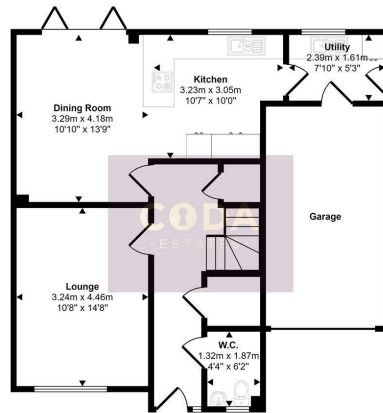
If you are interested in viewing this property please contact our offices direct on 0141 775 1050. Property to sell? One of our expert team would be happy to provide you with a free valuation and we can discuss our selection of professional selling packages.



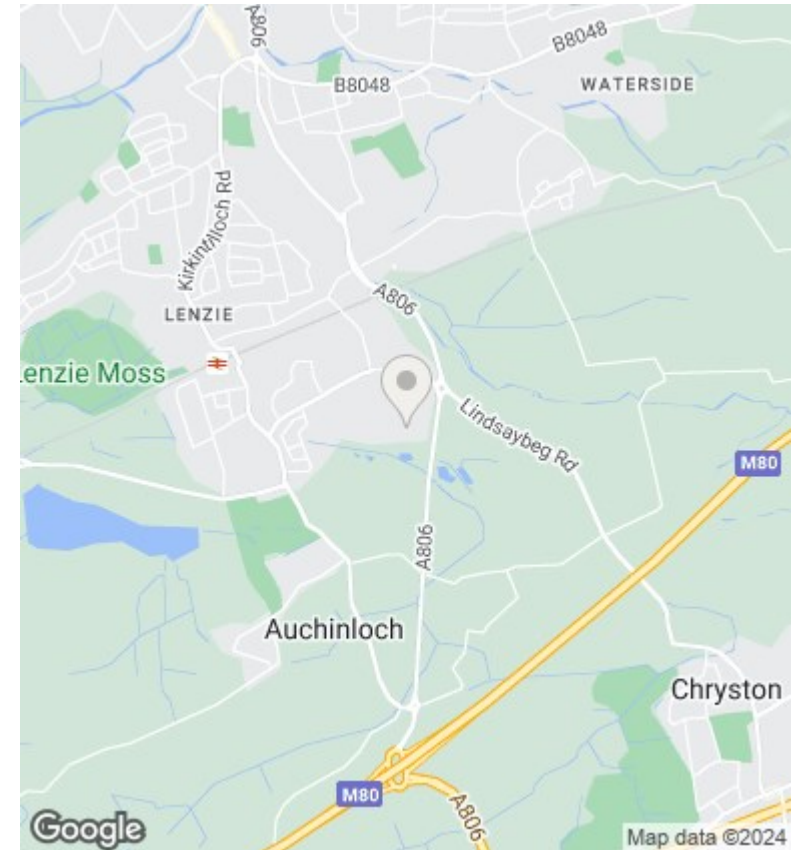




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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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
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	78	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	