



## 4 Birken Road, Lenzie, Kirkintilloch, G66 5PB

£1,250

- Larger style semi-detached villa
- Modern kitchen
- Close to schools and train station
- NO PETS
- Lounge
- Tiled bathroom
- Suitable for long term
- Separate dining room
- Three large bedrooms
- Available for entry beginning of may

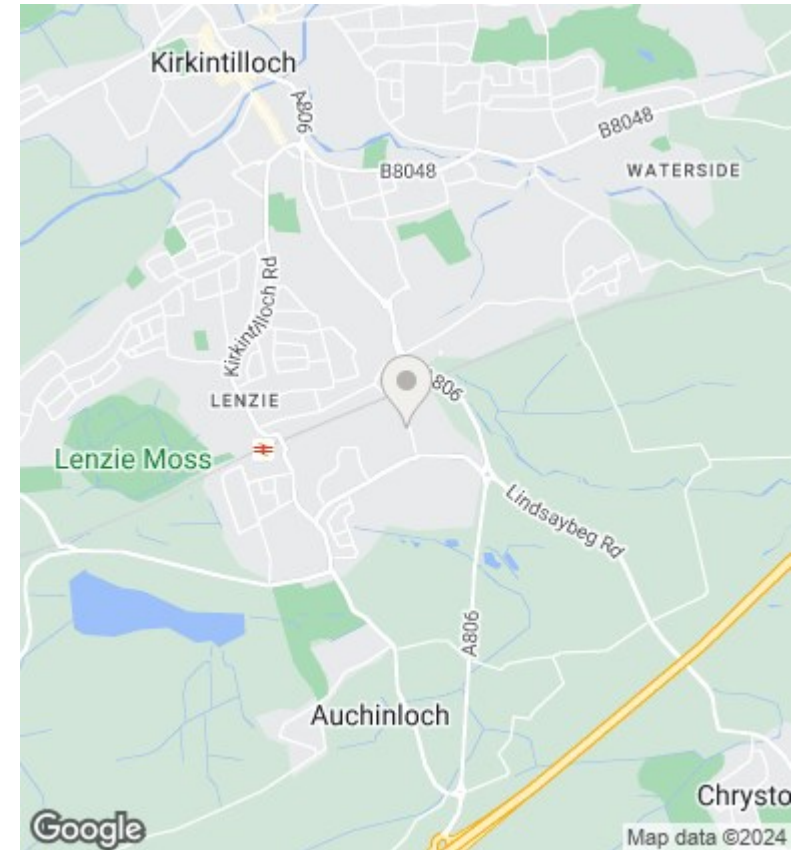
## Directions

## Viewings

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

## Council Tax Band

## EPC Rating:



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