



3 Fern Court, Lenzie, Glasgow, G66 4LD

Offers Over £345,000

- Prestigious Development
- Open Plan Living/Kitchen Area
- High Specification Throughout
- Desirable Lenzie Location
- Close to All Local Amenities
- Luxury Duplex Apartment
- Master Bedroom Ensuite
- Allocated Parking
- Walking Distance to the Station
- EER - C

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"The Kerr" is a stunning ground floor duplex apartment within the original Lenzie Primary school development offering contemporary living whilst retaining a number of classic period features.



Council Tax Band: E



Positioned within the original school building and retaining a number of period features. The property is located on the ground floor of the building. The entrance hallway affords access to the one of the property's generous double bedrooms, the main bathroom, a Porcelanosa tiled 4 piece suite with separate shower, and a convenient laundry cupboard. A small flight of stairs leads to a large, open-plan kitchen/dining and living area, with magnificent ceiling height windows flooding the space with natural light. The high specification kitchen offers a range of floor and wall mounted units, and integrated Siemens appliances including induction hob, oven, fridge/freezer, dishwasher and microwave. The upper floor is home to the master suite, featuring fitted wardrobes and a large 4 piece en-suite bathroom, complete with both rainfall shower and bath, giving a real feeling of luxury.

Room Sizes:

Kitchen: 2.95m x 2.61m (9'8 x 8'6)

Living / Dining: 5.22m x 5.10m (17'1 x 16'8)

Bedroom 1: 4.12m x 3.17m (13'6 x 10'4)

Bedroom 1 En-suite: 2.90m x 2.00m (9'6 x 6'6)

Bedroom 2: 4.12m x 3.17m (13'6 x 10'4)

Bathroom: 2.90m x 2.00m (9'6 x 6'6)

The Development

With the perfect blend of modern living fused with traditional charm and stately architecture, Moncrieff View lies within the much sought-after village of Lenzie.

The former primary school offers a range of 20, two and three bedroom apartments over two buildings. Eleven of the apartments are located within the carefully restored original building marrying the historic and characterful charm of this former school house with unique modern-classic design. The communal space has been carefully restored with the original staircase taking centre stage, encapsulated by a glazed atrium roof - set to impress upon arrival.

Location

Surrounded by an abundance of village shops, pubs, and eateries all within walking distance as well as a busy town centre just a five-minute drive away, Moncrieff View offers a rare opportunity to enjoy spacious living in the most enviable of settings.

Council Tax: East Dunbartonshire Band E

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.



Directions

Viewings

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

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	79
(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	

