



9 Elmwood Gardens, Lenzie, Glasgow, G66 4EW

Offers Over £220,000

- *** Perfect Residential Location ***
- Lounge Through Dining Room
- GCH, DG, Loft Space & Driveway
- EER - C
- 3 Bedroom Semi-Detached Property
- Kitchen with Door to Rear Garden
- Lenzie Academy Catchment Area
- Quiet Cul-de-sac
- Bathroom
- Close to Local Amenities

9 Elmwood Gardens, Glasgow G66 4EW

*** Home Report Valuation £225K *** Excellent family home within a superb residential local close to all local amenities. This 3 bedroom semi-detached property should be viewed at the earliest opportunity to avoid disappointment. Lenzie Academy Catchment. EER - C



Council Tax Band: D



Located within a highly desirable cul-de-sac location, this 3 bedroom semi-detached home provides excellent family accommodation over two levels. The property has been maintained and presented to a reasonable standard throughout. The property is located close to Lenzie Academy and a number of local primary schools.

The subject offers spacious living accommodation : reception hallway, spacious lounge/dining room which runs the length of the house, kitchen with adequate base and wall mounted units and a number of appliances, 3 well proportioned bedrooms and the house bathroom with electric shower.

Room Dimensions

Lounge - 4.55m x 3.35m

Dining Area - 3.35m x 2.80m

Kitchen - 3.95m x 2.80m

Master Bedroom - 3.40m x 3.30m

Bedroom 2 - 3.85m x 2.70m

Bedroom 3 - 2.80m x 2.60m

Bathroom - 1.95m x 1.75m

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.

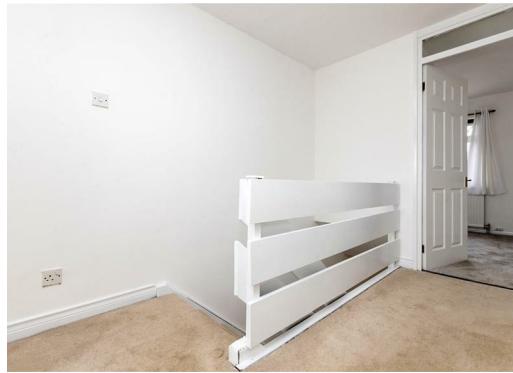
Home Report Available on Request

EER - C

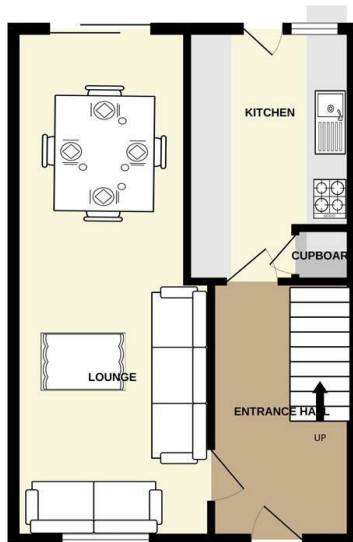
Viewings: Arranged strictly by appointment.

CODA Estates offer a free, no obligation valuation service. To arrange a suitable appointment please contact the office on 014177510150.

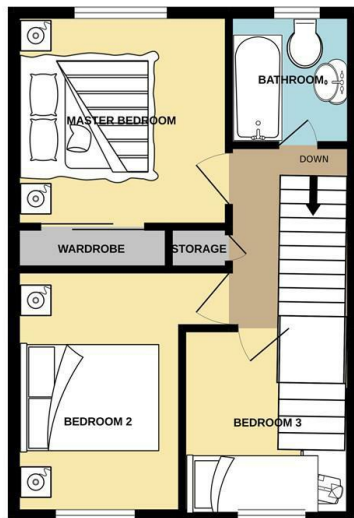




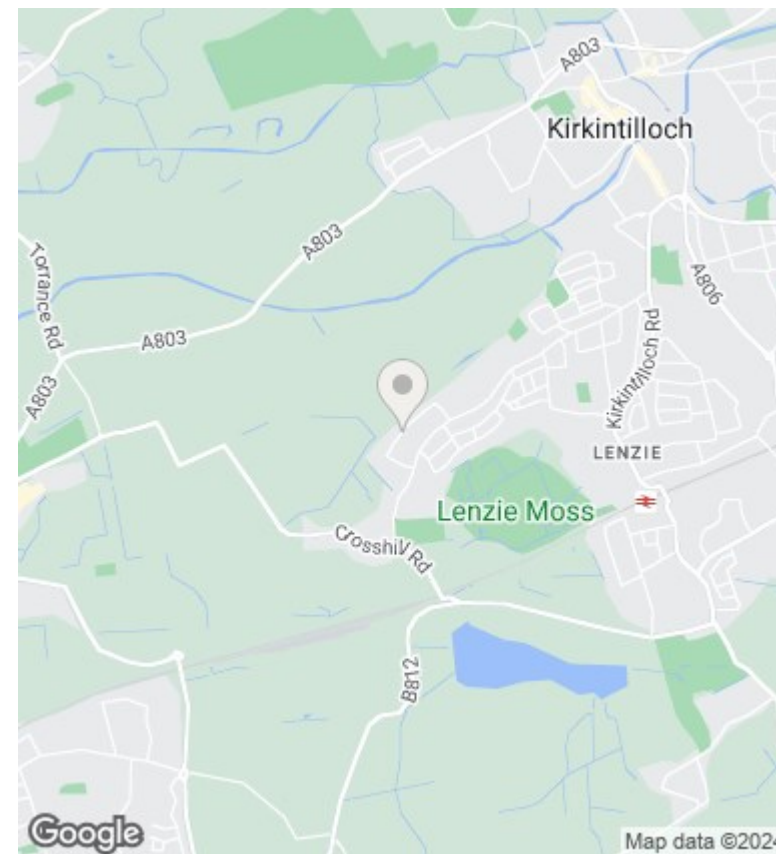
GROUND FLOOR



1ST FLOOR



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

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(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	