



## 8 Alva Place, Lenzie, Glasgow, G66 5NQ

Offers Over £295,000

- \*\*\* Excellent Detached Family Home \*\*\*
- Spacious Lounge, Separate Dining Room & Kitchen
- Driveway, Garage, GCH & DG
- EER - C
- Lovely Residential Location
- 3 Bedrooms & House Bathroom
- Lenzie Academy Catchment
- Fabulous Potential
- South Facing Rear Garden
- Close to All Local Amenities

# 8 Alva Place, Glasgow G66 5NQ

A wonderful opportunity to acquire a substantial family home positioned perfectly within a quiet cul-de-sac. This Taylor Wimpey, 3 bedroom detached requires a degree of modernisation however provides phenomenal potential to any interested buyer. Benefits include GCH, DG, Driveway, Garage & South Facing Garden Plot. Early Appraisal is Strongly Advised. EER - C



Council Tax Band: F



This superb three-bedroom detached Taylor Wimpey home, which falls within the school catchment for Millerneuk Primary and Lenzie Academy, is located on a generous plot, within this desirable cul-de-sac.

Benefitting from an expansive front garden large driveway and garage, the property has been lovingly looked after by the current proprietor.

Accommodation comprises, welcoming reception hall, with under stair storage off, impressive lounge, with double doors leading to the dining room situated to the rear of the house and door leading through to the kitchen. The kitchen has a number of base and wall mounted units and a rear door gives access to the back garden

Upstairs, there are three well-proportioned bedrooms, all of which benefit from built in storage. Finally, there is a family bathroom, with three-piece suite and over the bath electric shower.

In addition, the property benefits from gas central heating, double glazing, detached garage and south facing rear garden. The plot allows the potential to extend/develop the property subject to planning constraints. The garden is well stocked with a mixture of colourful plants, shrubs, trees and flowers and has a large patio area perfect for relaxing/entertaining.

#### Schooling

Alva Place 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

#### Room Dimensions

Entrance Hallway - 4.60m x 1.90m

Lounge - 4.70m x 3.85m

Dining Room - 3.35m x 3.00m

Kitchen - 3.50m x 2.75m

Master Bedroom - 4.60m x 3.77m

Bedroom 2 - 3.77m x 3.05m

Bedroom 3 - 3.05m x 2.50m

Bathroom - 2.20m x 1.95m

#### Location

Located in the popular Wimpey development of South Claddens, Alva Place 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.

Home Report Available on Request

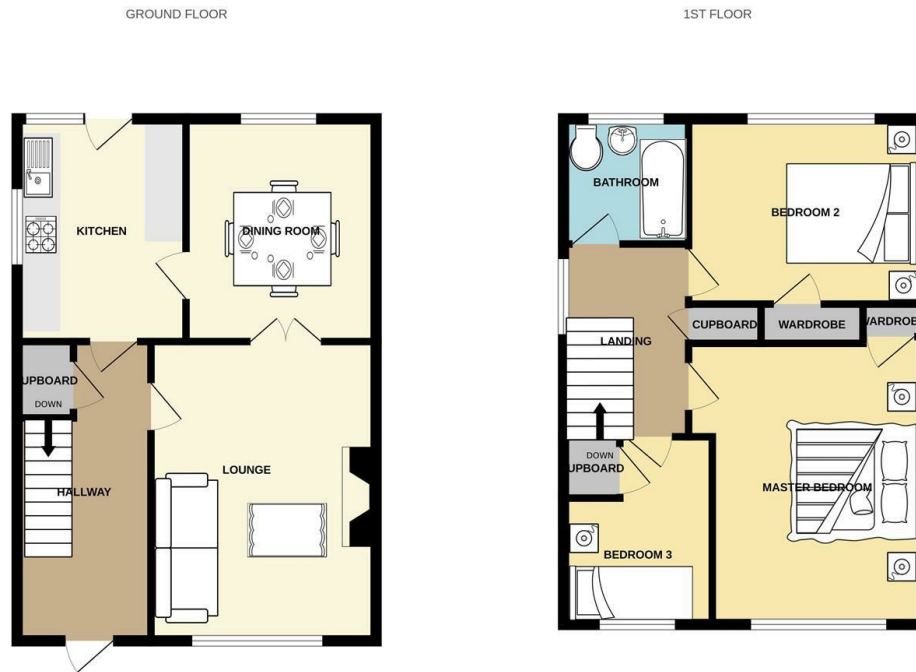
EER - C

Viewings Strictly By Appointment

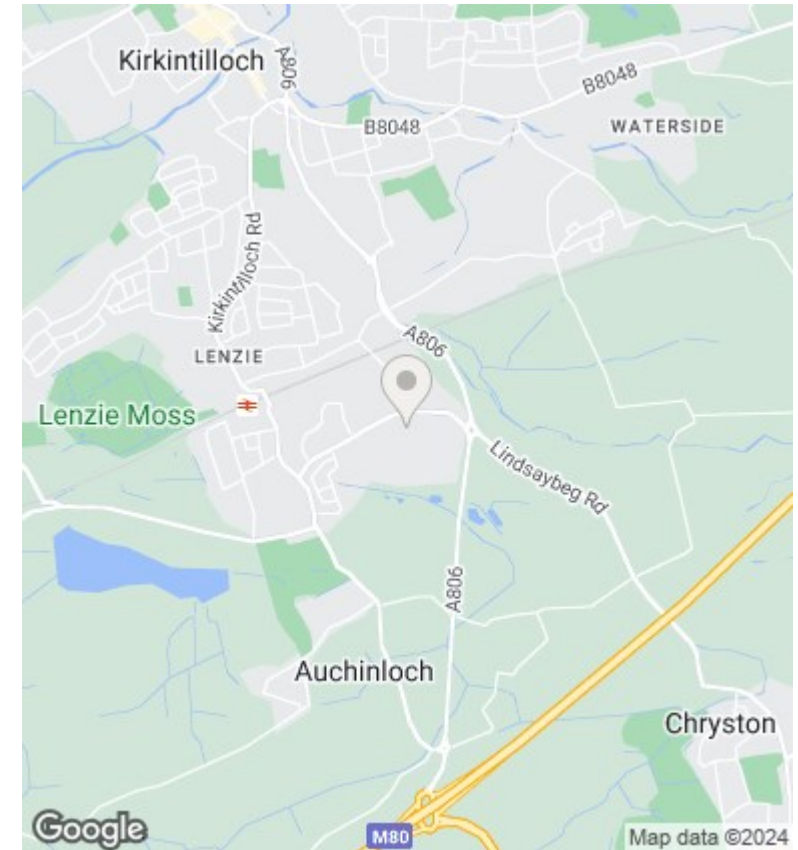
CODA Estates provide a free valuation service. If you are considering selling your own home please telephone 0141 775 1050.







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

F

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</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	