



95 Larkfield Road, Lenzie, G66 3AS

Offers Over £305,000

- *** Substantial Family Property ***
- Lounge/Dining Room & Converted Garage Space(Office Space/Guest Bedroom)
- Driveway, GCH & Triple Glazing & DG
- EER - D
- Desirable Residential Location
- Conservatory and Attractive Garden Ground
- Lenzie Academy Catchment Area
- 3/4 Bedroom Detached Property
- Floored Attic Space/Study Area
- Close to all Local Amenities & Transportation Links

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****Closing Date Wednesday 10th July at 12 noon****A bright and attractive extended three bedroom detached villa set within established garden grounds in this popular area of Lenzie. Internally, this fabulous family home is offered in good order throughout and benefits from generous accommodation over two levels and a nice flow of public spaces on the ground floor, including a converted garage space and conservatory. Early viewing is advised. EER - D



Council Tax Band: E



The accommodation in full comprises of a welcoming entrance hallway with stairs to the upper level, a generous front facing lounge with feature living flame gas fire and French doors open through to a sizeable conservatory with doors to the rear garden. Also accessed from the lounge is a further public room which is currently utilised as a family area/office space/guest bedroom and has a large window to the front and French doors to the rear which provides plenty of natural light. The kitchen has been fully fitted with a range of base and wall mounted units and contrasting work surfaces. Integral to the kitchen is a double oven, hob, dishwasher and washer dryer. The upper landing provides access off to three spacious bedrooms, the master of which benefits from fitted wardrobes. The accommodation is completed by a well-appointed, fully tiled, bathroom with over bath shower.

The property benefits from gas central heating and triple glazing on the second floor (double glazing downstairs). There is a floored and lined loft area (with velux style/skylight windows) accessed via a drop down ladder from the first floor landing, which also benefits from considerable eaves storage and is currently used as a study.

Externally, the property is set well back from the road behind well-established front gardens which are laid to lawn for the most part with attractive planted borders and a driveway providing off-street parking. The rear gardens are thoughtfully landscaped with monobloc providing patio and additional seating areas around a central lawn. The rear garden is fully enclosed, ideal for family pets and young children. There is also a recently constructed garden shed offering additional storage.

Room Dimensions

Lounge / dining area - 7.42m x 3.56m

Conservatory - 3.73m x 2.97m

Kitchen - 2.92m x 2.54m

Bedroom 1 - 4.24m x 2.97m

Bedroom 2 - 3.51m x 3.02m

Bedroom 3 - 2.79m x 2.59m

Office / bedroom 4 - 4.80m x 2.39m

Attic Room / study - 7.14m x 2.57m

Location: Larkfield Road is positioned minutes from the train station and local amenities. The village offers a variety of essential shops including Post Office, chemist, doctors, dentist, optician, hairdressers, library, Co-op, award winning delicatessen and restaurants. Lenzie also has various leisure facilities including tennis, golf and rugby clubs and the main Kirkintilloch Leisure Centre is only a few minutes away. The property is within the catchment area of well quoted local primary and secondary schools (including Lenzie Academy and St Ninian's High School)

Transport Links: Lenzie is conveniently placed within easy reach of Glasgow city centre and Edinburgh. A regular train service to Glasgow Queen Street taking approximately 9 minutes and 40 minutes to Edinburgh. 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 service to Glasgow city centre and neighbouring villages.

Council Tax: EDC Band E

EER: Rating D

Home Report: Available on request

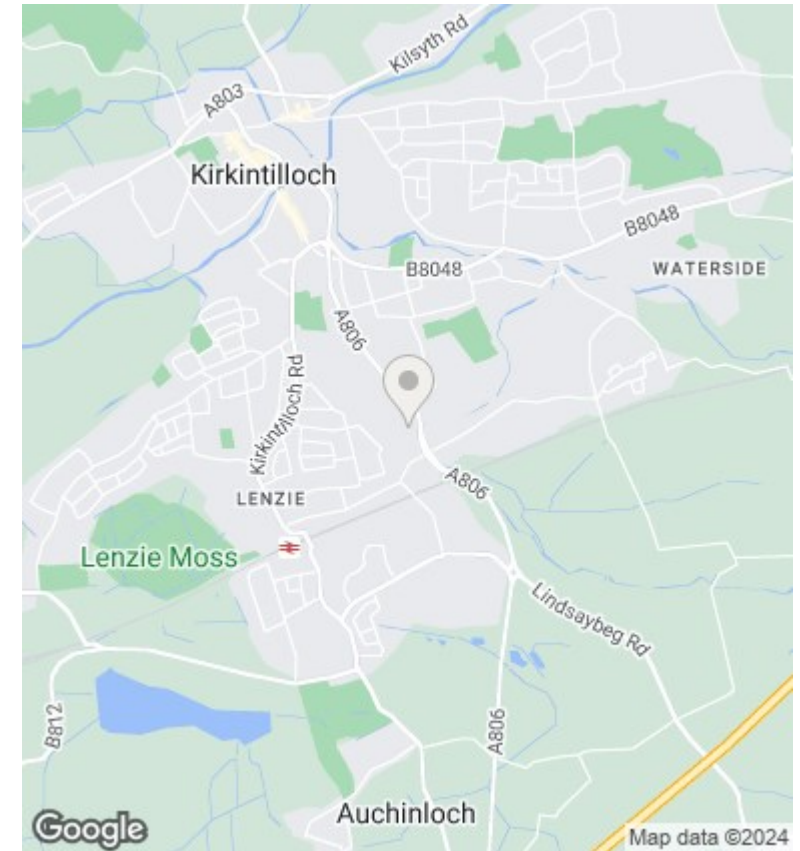
Catchment area: Lenzie Meadow Primary School, Holy Family Primary School, Lenzie Academy & St Ninian's High School.

Viewings: Arranged Strictly By Appointment

CODA Estates provide a free valuation service. If you are considering selling your own home and require any assistance please contact the office on 01417751050.







Directions

Viewings

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

Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	