



8 Sycamore Avenue, Lenzie, G66 4NY

Offers Over £345,000

- Beautifully Appointed Family Home
- Attractive Formal Lounge
- Large Level Plot, Driveway, Garage, GCH & DG
- EER - D
- Extensively Up-Graded Throughout
- Separate Family/Dining Room
- Close to all Local Amenities & Transportation Links
- 3 Bedroom Semi-Detached with Master Ensuite
- Stylish Dining Kitchen
- Potential to Develop/Extend (Subject to Planning Permission)

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A wonderful opportunity to acquire this semi-detached property within a desirable residential location. This 3 bedroom family home has been well beautifully maintained and presented by the current owners, who have extensively up-graded the property in recent years. Early viewing will be essential as the property will attract a variety of buyers. For further information or to arrange a viewing please do not hesitate to contact the office. EER - D



Council Tax Band: E



This beautifully presented and upgraded semi-detached villa is located in an established and sought-after residential area of Lenzie, conveniently positioned close to local amenities, including the train station and schools.

Properties in this desirable area are very much in demand and we are confident that this appealing home will be no different. The bright, well-planned internal layout is suited to a variety of needs and viewing is advised for a full appreciation of house and situation. The accommodation comprises: welcoming and bright reception hallway with solid wooden flooring, the attractive formal lounge to the front of the property. To the rear you will find the stylish open plan kitchen with family snug and door leading to the small inner hall and back door beyond. The kitchen has been thoughtfully planned and is well appointed, with a number of integrated appliances and excellent storage. Off the kitchen is a further family room/dining room which looks directly over the rear garden ground. Completing the ground floor accommodation is bedroom 3 and the contemporary bathroom suite with built in vanity storage, thermostatic shower and heated towel rail/ On the upper floor you will find two further double bedrooms, both benefiting from built in storage and the master bedroom boasting an ensuite shower room.

Time has been taken to up-grade and restore the property to a very high specification and standard of finish throughout incorporating :-

New heating system – boiler and pipework, installed 2022 by British Gas

New kitchen, bathroom and ensuite

New flooring throughout – combination of wood, karndean and carpet

Electrics have been checked, smoke alarms fitted and new consumer unit

The whole house has been plastered

New woodburning stove

New double glazed glass in the windows

New fitted wardrobes in our bedroom

New fencing in the back garden

None of the fixtures and fittings, blinds, curtains, etc are more than 2 years old

Externally the property is set within a large level plot. The rear garden is west facing capturing the majority of the daylight sunshine throughout the day. The well-tended plot provides the perfect spot to relax and/or entertain. There is also a single detached garage and a driveway positioned to the side of the home. The plot allows for possible expansion of the home subject to all local authority planning constraints.

Schools

Sycamore Ave lies within the school 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 - D

Viewings: Arranged by appointment, to confirm please call .

CODA Estates offer a free, no obligation valuation service. To arrange a suitable appointment please contact the office on 01417751050.





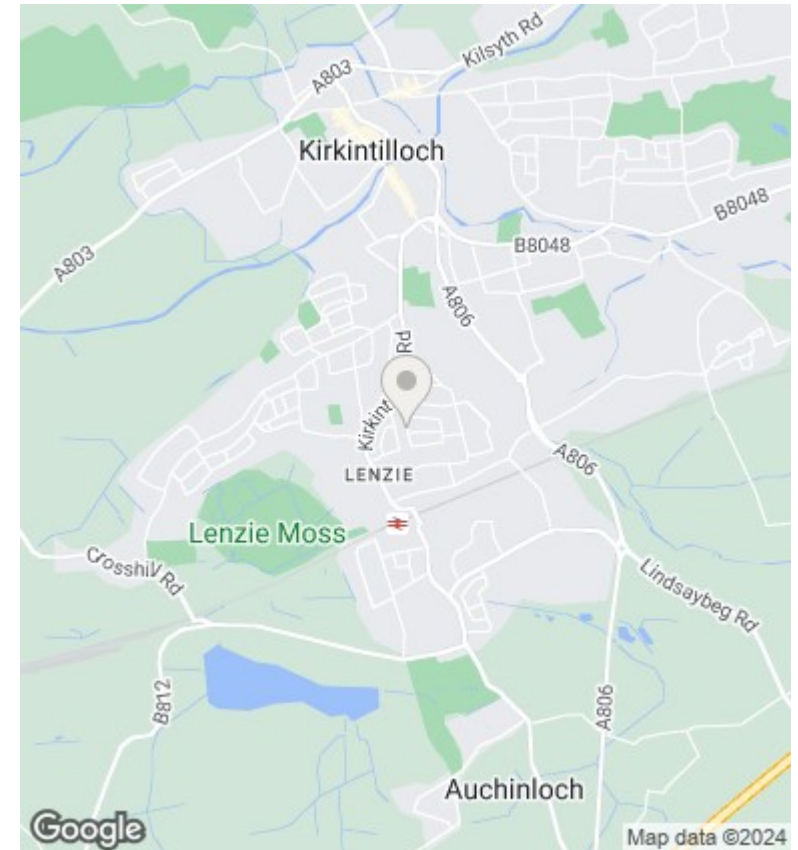
Directions

Viewings

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

Council Tax Band

E



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			78
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC	