



## 15 Heather Gardens, Lenzie, Glasgow, G66 4UL

Offers Over £375,000

- \*\*\* Meticulous Family Home \*\*\*
- 3 Double Bedrooms
- DG, GCH, Driveway & Garage
- EER - C
- Tastefully Up-graded Throughout
- Spacious Lounge with Double Doors
- Fabulous Level Corner Plot
- Stylish Open Plan Kitchen/Dining/Family Area
- Downstairs w/c and Conservatory
- Close to Local Amenities



# 15 Heather Gardens, Glasgow G66 4UL

Seldom available is such a tasteful property, which has been upgraded and renovated thoroughly by the current owners. Located within this extremely desirable residential pocket, on an extensive corner plot, early viewing is imperative. EER - C



Council Tax Band: E



This is a substantial, detached family home which has been tastefully renovated by the current owners. The property has remained within the same family from new however over the years has been thoughtfully planned, modernised and developed to accommodate the demands of a growing family. Occupying an attractive corner plot within this desirable development, early viewing is essential. The property provides exceptional family accommodation extending to over 112 square metres, forming an excellent layout for modern family living.

The welcoming reception hallway leads to the front facing formal lounge. The contemporary kitchen/family/dining is accessed from the lounge. The magnificent kitchen boasts a large island, a number of quality integrated appliances and an attractive bank of units. The kitchen flows pleasantly to the family area and bi-folding doors take you through to the conservatory. The entire ground floor provides a very social space, perfect for relaxing, entertaining and socialising. The conservatory is a stylish space flooded with endless natural light with french doors leading to the rear garden. The owners currently use this space as a dining area and the conservatory roof has recently been replaced.

The upper landing leads to 3 delightful double bedrooms and the spacious family bathroom. All the rooms have been tastefully maintained and lovingly presented and can be utilised to suit the rigors of individual family living/home working. The bathroom has been modernised and comprises bath, separate shower cubicle and attractive vanity storage.

The property has ample storage throughout including the attic. The house benefits from a gas central heating and is double glazed throughout.

The fully enclosed, south facing rear garden provide an ideal outdoor space for children and family pets, encompassing a well established lawn, several decked patio areas and a large shed/summer house. The extensive mono-blocked driveway has ample parking to the front of the property which leads to the linked garage. The nature of the plot provides an exceptional front garden space, which is level and is mainly laid to lawn.

#### Room Dimensions

Entrance Hallway - 2.65m x 2.25m

Lounge - 4.85m x 4.15m

Kitchen/Dining/Family Area - 6.95m x 4.00m

Conservatory - 3.65m x 3.35m

Downstairs w/c - 1.25m x 1.00m

Master Bedroom - 3.75m x 3.80m

Bedroom 2 - 4.25m x 3.05m

Bedroom 3 - 3.15m x 3.04m

Bathroom - 3.80m x 2.20m

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

Viewings: Arranged by appointment, to confirm please call 0141 775 1050.

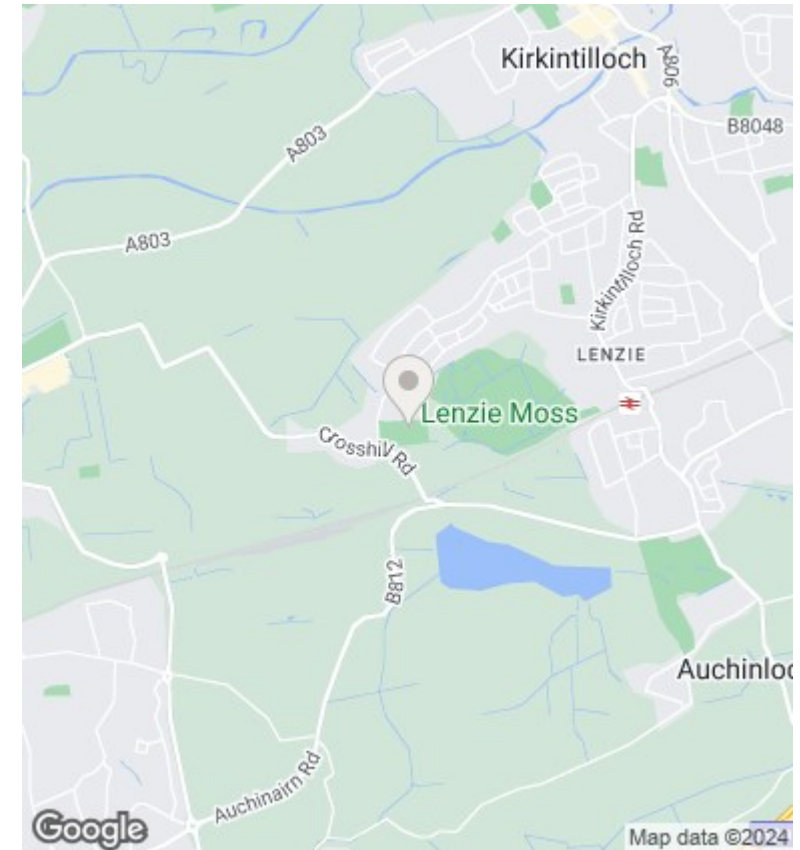








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>72</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	