



29 Morrison Drive, Lennoxtown, G66 7BA

Offers Over £132,500

- 2 Bedroom Mid Terrace Property
- Breakfasting Kitchen
- GCH, DG & Loft Space
- EER - C
- Well Appointed & Maintained Throughout
- Attractive Bathroom
- Residence Parking
- Lounge/Dining Room
- Landscaped Rear Garden (West Facing)
- Close To Local Amenities

29 Morrison Drive, G66 7BA

Beautifully appointed 2 bedroom mid terrace villa located in an established development in Lennoxton with stunning views onto the Campsie Fells. Property exhibits modern and contemporary interior throughout in an idyllic setting. The current owners have maintained and presented the property to an exceptional standard throughout and early viewing will be imperative. EER - C



Council Tax Band: C



Beautifully appointed 2 bedroom mid terrace villa located in an established development in Lennoxton with stunning views towards the Campsie Fells. The property exhibits a modern and contemporary interior throughout within an idyllic setting. The home will suit an array of buyers from those downsizing, first time buyers or an investment opportunity. Early viewing highly recommended.

The accommodation is presented over two levels and comprises of a welcoming entrance porch, front facing lounge with internal staircase, breakfasting kitchen with ample wall and base mounted white units, contrasting wooden worktop, gas hob and convenient rear door access to the pristine garden.

On the upper floor you will find both double bedrooms (the master benefiting from built in storage) and a stylishly contemporary bathroom with three piece suite, under sink vanity storage and overhead electric shower. Further benefits include: Gas central heating, double glazing, adequate storage throughout including attic space.

Externally the property offers well tended private gardens. The front garden is open and laid with decorative chips and lawn. The fully secure rear garden has been recently landscaped offering a decked patio, Astro turf, bordering shrubs and plants and enjoys the sun throughout the course of the day. This area provides the ideal spot to relax and/or entertain.

Room Dimensions

Entrance Porch - 1.30m x 1.18m

Lounge/Dining - 4.70m x 3.60m

Breakfasting Kitchen - 3.60m x 2.40m

Master Bedroom - 3.55m x 2.60m

Bedroom 2 - 3.60m x 2.66m

Bathroom - 1.91m x 1.66m

Lennoxton

Nestling at the foot of the Campsie Fells, Lennoxton is readily accessible for the neighbouring towns of Kirkintilloch, Lenzie and Bishopbriggs. It is well placed for commuting to Glasgow and to the other commercial centres of central Scotland. The village offers a variety of shops, post office, local churches, schools, restaurants, bars and the new Community HUB, hosting library, council office and health centre. Lennoxton is known as the gateway to the Campsie Fells and provides an excellent environment for outdoor enthusiasts with a golf course, bowling club and pleasant walks in the surrounding countryside.

Home Report available on request

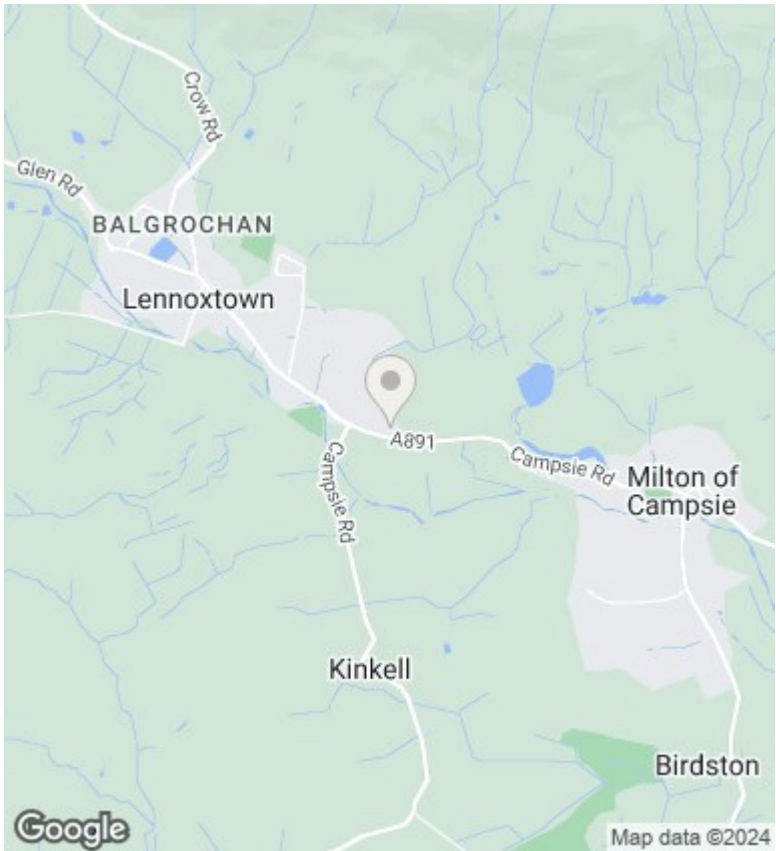
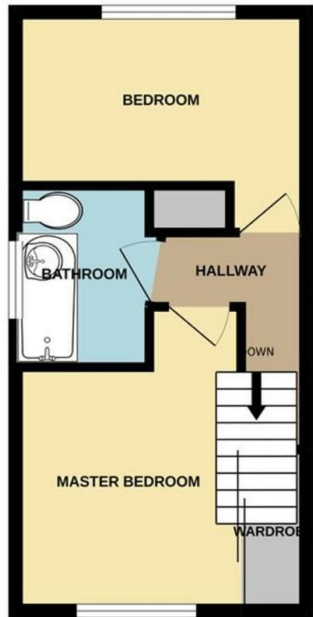
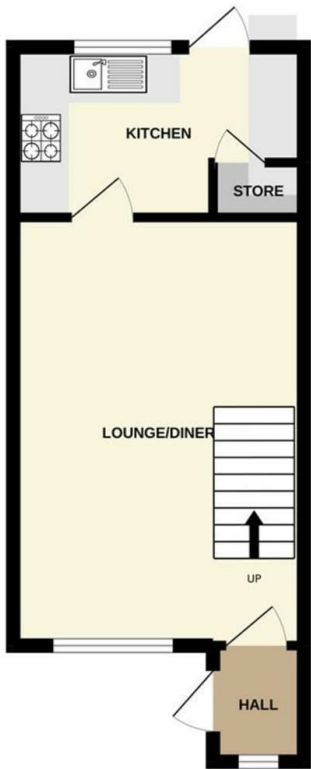
Accessed for Council Tax Band " C " by East Dunbartonshire Council

EER – Rating

Postcode - G66 7BA







Directions

Viewings

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

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	