



## 2 Poplar Drive, Lenzie, Glasgow, G66 4DN

Offers Over £195,000

- Desirable Lenzie Location
- Bright Lounge Dining Room
- Contemporary Shower Suite
- Spectacular Views
- Close to Local Amenities
- 3 Bedroom Semi-Detached Property
- Fitted Kitchen
- Low Maintenance Gardens
- Private Driveway, DG & GCH
- EER - D



## 2 Poplar Drive, Glasgow G66 4DN

A charming 3 bedroom semi-detached home occupying an enviable position within this established and sought after residential district. Boasting breath-taking views of the countryside and nearby hills, whilst being nearby to excellent local amenities including a choice of schooling



Council Tax Band: D



Opaque glass and PVC panelled front door with full length windows to either side open on to a broad reception hall, with access to main ground floor apartments and stairs to the first floor. The main reception is an impressively portioned dual aspect lounge dining room, the focal point of which is a marble fireplace. There is a bright fitted kitchen with appliances, aspects to both the side and rear, and access to the rear garden.

On the first floor are two double bedrooms with fitted wardrobes, a single bedroom with fitted wardrobe/storage cupboard, contemporary three piece shower suite with wet-wall and tiled finish, and the landing with deep recessed storage cupboard, .

Sitting on a prominent corner plot, with low maintenance gardens to both front and rear, and paved driveway to side providing excellent off street parking.

Viewings: Arranged Strictly By Appointment

Council Tax: EDC Band D

EER: Rating D

Home Report: Available on request

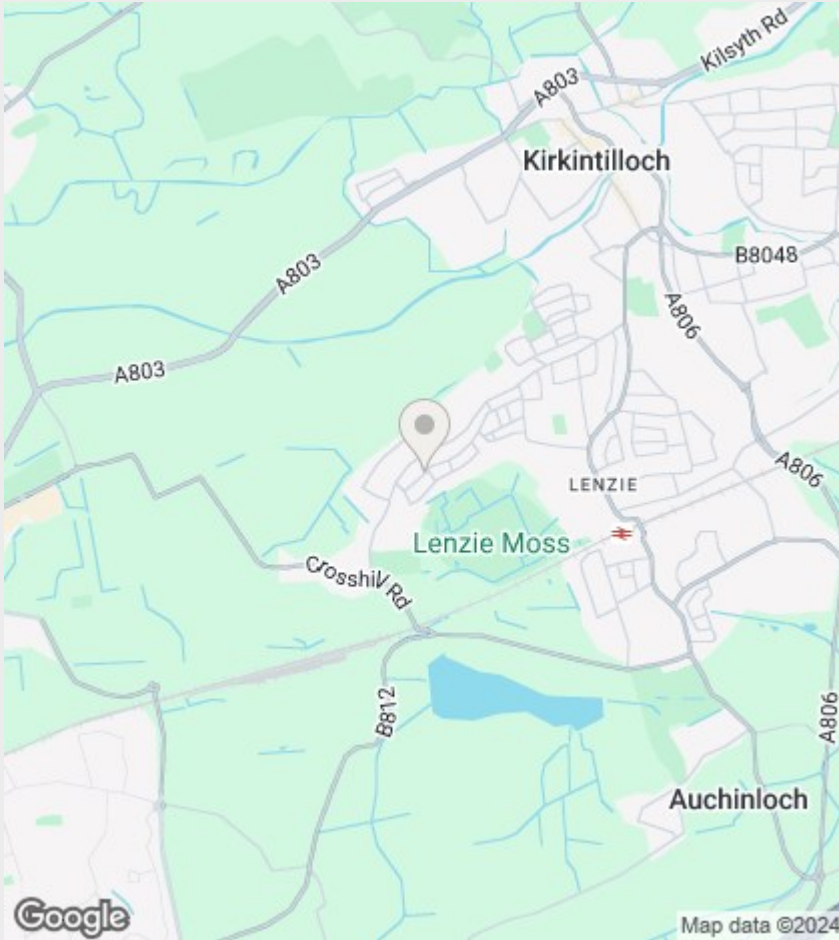
Catchment area: Lenzie Meadow Primary, Holy Family Primary School, Lenzie Academy & St Ninians High School.

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.

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.

If you are interested in viewing this property please contact our offices direct on 01417751050. Property to sell? One of our expert team would be happy to provide you with a free valuation and we can discuss our selection of professional selling packages.





## Directions

## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b> <b>63</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	

84 sq m / 901 sq ft



**Ground Floor**  
Approx 41 sq m / 446 sq ft

**First Floor**  
Approx 42 sq m / 455 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate