



2 Sycamore Avenue, Lenzie, Glasgow, G66 4PQ

£2,325 Per Month

- Private large corner plot
- Large new family kitchen/dinner
- Integral garage with automatic entry
- Double glazed windows
- Driveway space for 3 cars
- Four large bedrooms
- Insulated conservatory for year round enjoyment.
- Solar panels can reduce your utility expenses
- Gas central heating & wood burning stove
- Extensive gardens/ undercover entertaining area



## Directions

## Viewings

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

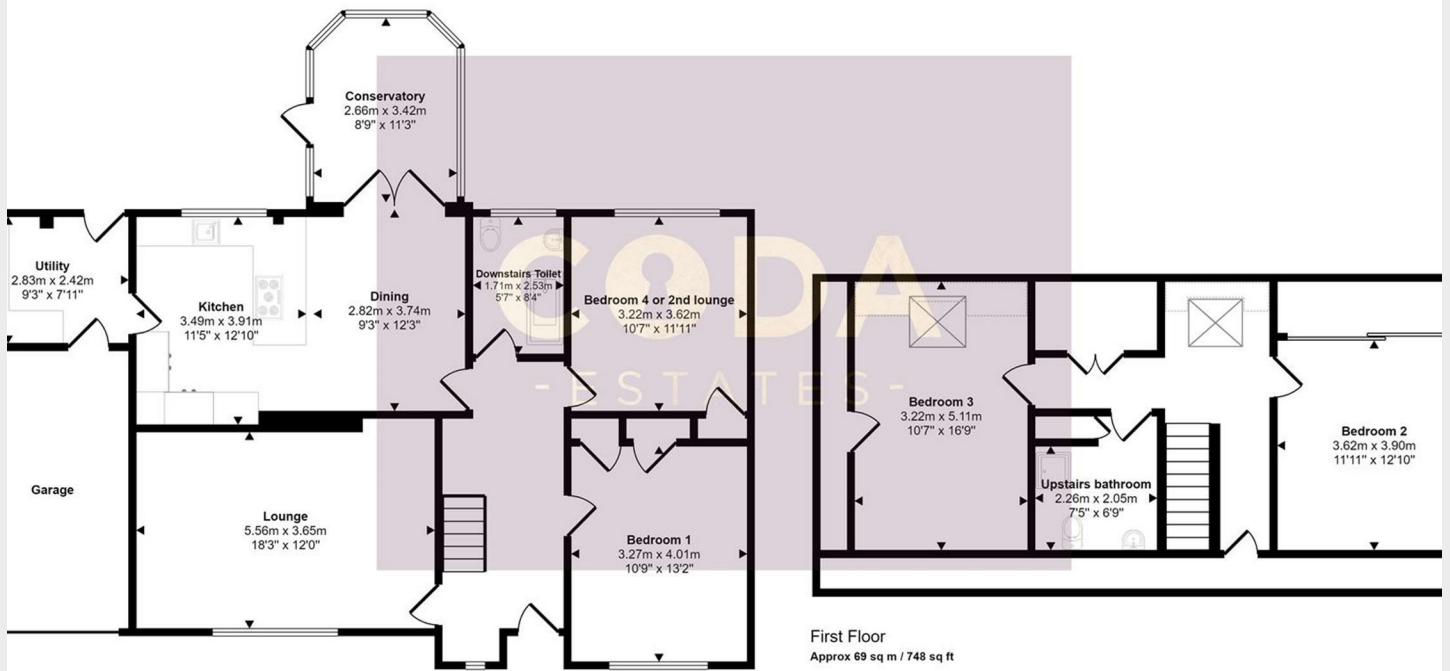
## Council Tax Band:

G

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</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	

Approx Gross Internal Area  
193 sq m / 2081 sq ft



First Floor  
Approx 69 sq m / 748 sq ft

2nd Floor  
: 124 sq m / 1333 sq ft

ceiling head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.