



## 2 Pinewood Court, Lenzie, Glasgow, G66 4JW

Offers Over £330,000

- Detached Family Home
- Quiet Cul-de-Sac Positioning
- Spacious Lounge Dining
- Private Driveway and Detached Garage
- Close to Local Amenities
- Large Corner Plot
- 4 Bedrooms
- Brand New Boiler
- Desirable Lenzie Address
- EER - D

## 2 Pinewood Court, Glasgow G66 4JW

Welcome to Pinewood Court in Lenzie. This impressive detached house offers a perfect blend of space and comfort, ideal for those looking for a new place to call home.

Located in a desirable area, Pinewood Court offers a peaceful retreat from the hustle and bustle of city life, while still being within easy reach of local amenities and transport links. Whether you're looking to unwind in the tranquillity of your new home or explore the vibrant surroundings, this property offers the best of both worlds.

Don't miss out on the opportunity to make this beautiful house your new home. Contact us today to arrange a viewing and take the first step towards a brighter future at Pinewood Court.



Council Tax Band: F



Internally the accommodation features a welcoming reception hallway leading to a spacious dual aspect lounge dining room with patio doors to the rear gardens. The kitchen and utility are located off and at a lower level. The kitchen although a galley style, is deceptively spacious opening out to a dining/breakfast bar area to the rear. It offers a range of base and wall mounted units and appliances. Off the kitchen is a convenient utility/porch. A staircase ascends from the hallway to the upper landing, which branches off to four generously portioned bedrooms. There are 2 bathrooms on the upper floor, one with a 3 piece bath suite and the other a 3 piece shower suite. Further benefits include a recently installed boiler for the GCH, DG and ample storage throughout.

Externally, the property occupies a large corner plot in a quiet cul-de-sac, with beautiful aspects to the surrounding countryside and Campsie Fells beyond, and is set within private gardens. To the rear of the property is a large double garage, with electric garage doors, and is currently utilised as a large workshop. In front is a private mono-blocked driveway. The gardens themselves extend from the front, around the side, and to the rear of the property, perfect for outdoor relaxation and entertainment.

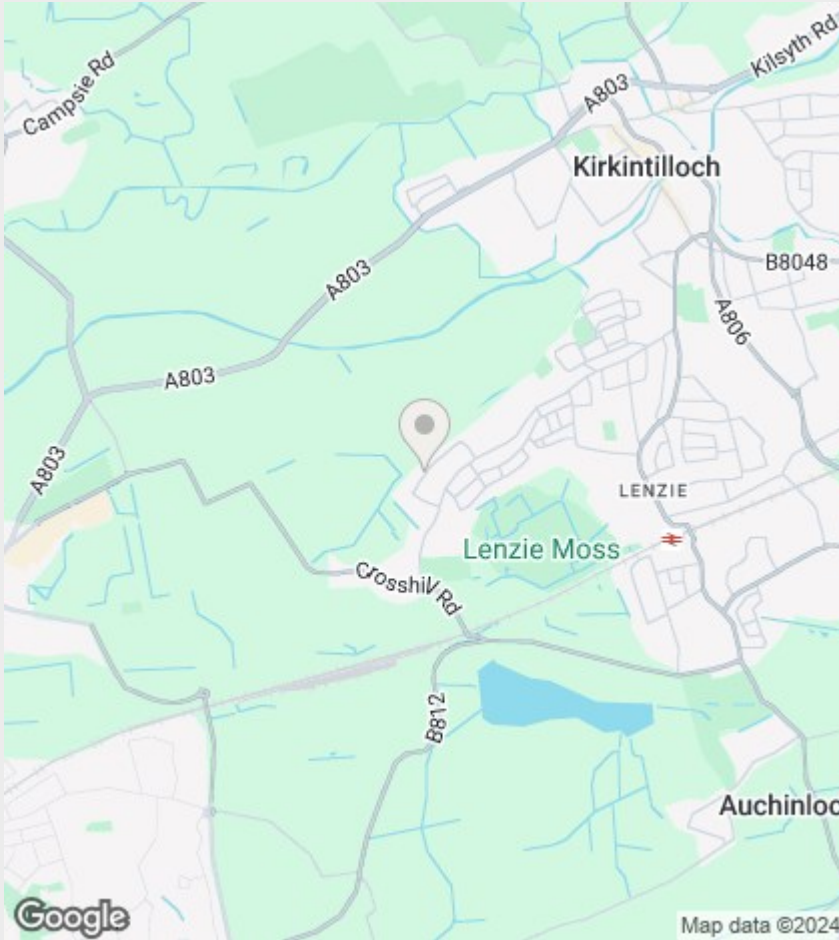
Pinewood Court is a lovely street with only a handful of houses, set just off Pinewood Avenue. Lenzie has an excellent range of amenities, including essential shops, services, and leisure facilities. Lenzie is conveniently placed within easy reach of Glasgow city centre and Edinburgh. Lenzie train station 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

Schooling: Catchment area for Lenzie Meadow Primary, Holy Family Primary, Lenzie Academy and St Ninians High School.

Home Report Available on Request  
Viewings Strictly By Appointment  
EER - D  
Council Tax Band - F

If you are interested in viewing this property please

contact our offices direct on 0141 775 1050. 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

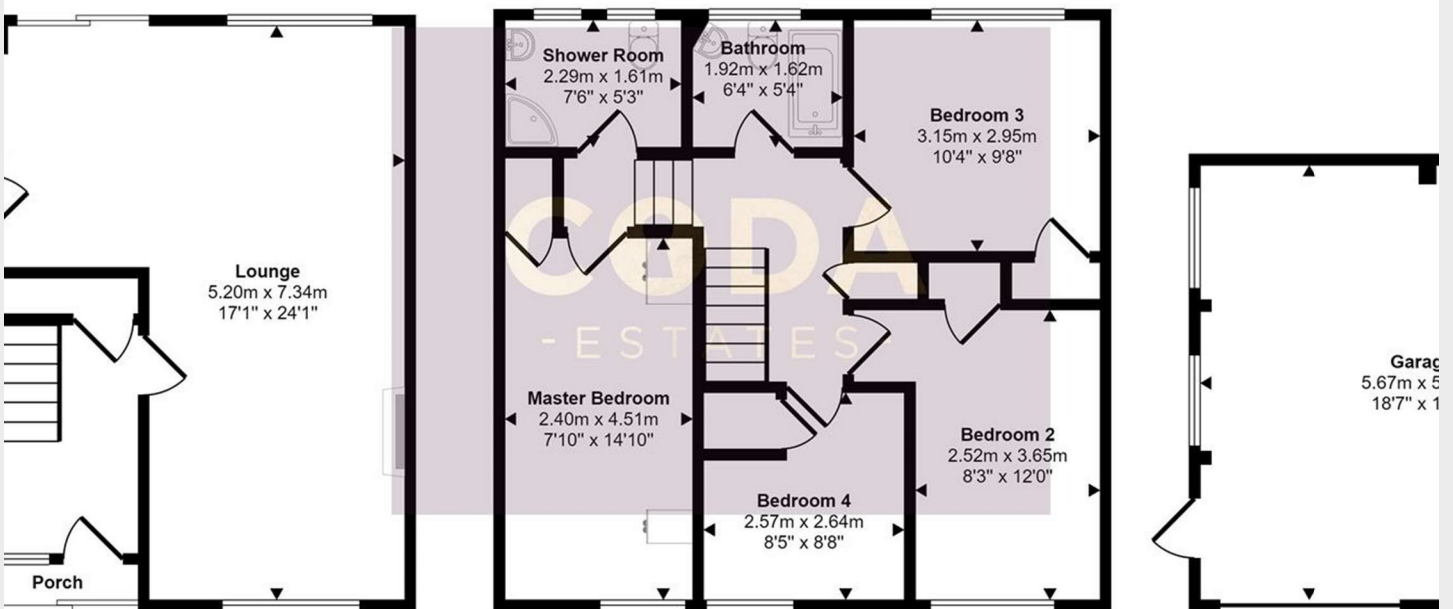
Viewings by arrangement only. Call 01417751050 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>65</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  
145 sq m / 1557 sq ft



**First Floor**  
Approx 57 sq m / 609 sq ft

**Garage**  
Approx 31 sq m / 339 sq ft

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.