



## 27 St. Machans Way, Lennoxton, Glasgow, G66 7HG

Offers Over £119,995

- \*\*\* Fabulous Residential Location \*\*\*
- Fabulous Potential
- GCH & Ample On Street Parking
- EER - D
- 2 Bedroom End Terraced Property
- Spacious Lounge
- Wonderful Garden Plot with Spectacular Views
- A Degree of Modernised Required
- Kitchen & Bathroom
- Close To All Local Amenities



# 27 St. Machans Way, Glasgow G66 7HG

Positioned centrally within the village, this 2 bedroom end terrace will be sure to attract an array of buyers. Requiring a degree of modernisation throughout, this home allows any successful buyer the potential to put their individual stamp on it. Boasting generous room dimensions, a sizeable plot and spectacular views towards the Campsie Fells. Early viewing will be essential. EER - D



Council Tax Band: B



Deceptively spacious end of terrace enjoying a delightful position within this popular location. This spacious home is situated within this established residential area close to all local amenities. Offering a thoughtfully planned two bed-roomed layout, this home is likely to appeal to a wide range of discerning purchasers as it is difficult to find this style of property with the added advantage of convenience. Whilst the property requires some modernisation, the potential exists to create a wonderful family home. Accommodation comprises, reception hall, spacious lounge, fitted kitchen with the door leading to the rear porch and garden beyond. The welcoming hall has stairs leading to the upper where you will find two double bedrooms ( the master boasting fitted wardrobe storage and useful cupboard) The bathroom completes the home with three piece white suite and electric shower over the bath.

This home is further enhanced by gas central heating, attic space, front and rear garden which is fenced and enclosed. The garden provides the ideal space for relaxing and/or entertaining and has the most spectacular views towards the Campsie Fells.

#### Schooling

The property lies within the catchment area for Lennoxton Primary School, St Machans Primary School, Kilsyth or Lenzie Academy and St Ninians High School.

#### Room Dimensions

Entrance Hallway - 1.40m x 1.35m  
Lounge/Dining - 4.25m x 4.05m  
Breakfasting Kitchen - 4.05m x 2.20m  
Rear Porch - 1.50m x 0.90m  
Master Bedroom - 3.40m x 3.10m  
Bedroom 2 - 3.70m x 3.10m  
Bathroom - 1.85m x 1.85m

#### 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 " B " by East Dunbartonshire Council

EER – Rating D

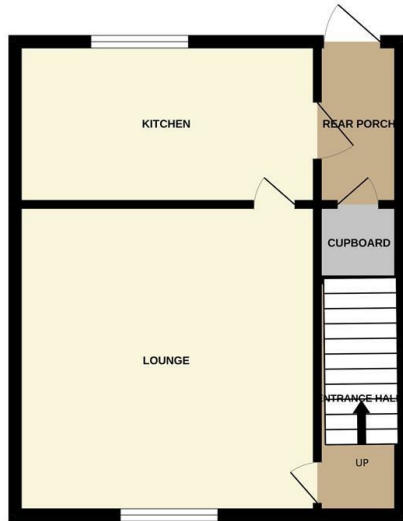
Postcode - G66 7HG







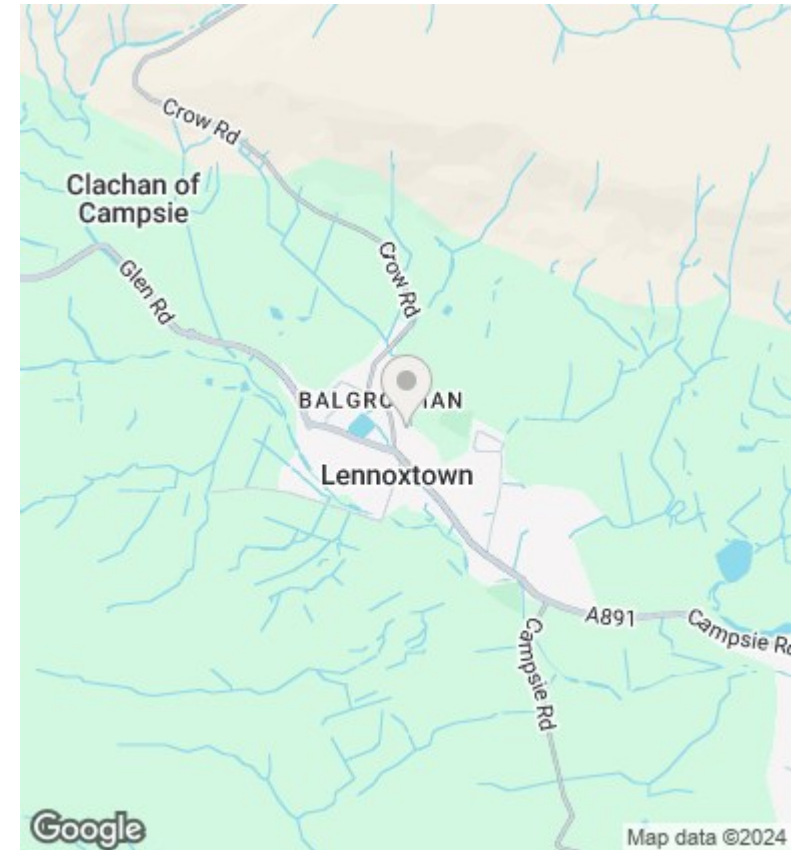
GROUND FLOOR



1ST FLOOR



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

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		86
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(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	