



4 Garngaber Court, Lenzie, Glasgow, G66 4LN

Offers Over £355,000

- Professionally Extended Detached Property
- 4 Bedrooms (One Downstairs)
- Electric Charging Point
- EER - D
- Quiet Cul-de-Sac Location
- Additional Downstairs Shower room
- Large Outbuilding/Workshop
- Fabulous Level Plot
- Formal Lounge & Separate Dining/Family Room
- Close to Local Amenities

4 Garngaber Court, Glasgow G66 4LN

*** Similar Properties Urgently Required For Waiting Buyers !!! *** Located a short walk from Lenzie Cross this professionally extended 4 bedroom family home should be viewed at the earliest opportunity. The current owners have presented and maintained the property well over the years resulting in a spacious home, suitable for the rigours of family life. This home is located within a desirable pocket, occupying a generous, level plot with a substantial outbuilding. Further benefits include additional family/dining room, additional downstairs shower room and a 4th bedroom which is located on the ground floor. EER - D



Council Tax Band: E



The current owners have lovingly maintained and presented the property to a high standard throughout making early viewing essential. Located within a unique pocket of the village (less than 5 minutes walk to Lenzie cross), this home lies within catchment for many of the prestigious local schools, both at primary and secondary level. The small cul-de-sac location is made up of only a small number of homes.

The extended property comprises, welcoming reception hallway which is entered from the main side door. All other apartments flow from here. The magnificent formal lounge is a sizable room with focal fireplace. Further to this reception area is another generous family room which boasts an open out look over the rear garden and ample space for dining. The galley style kitchen is well appointed with a window to the rear. From the kitchen you will enter the rear porch which gives access to the downstairs shower room. Completing the downstairs is bedroom 4 which could also be used as a spacious home office. On the upper level you will find 2 double bedrooms (the master with built in storage) and a generous single room also with built in storage. The house bathroom completes the home. The home benefits from GCH, DG, new external roughcasting and a useful Electric Vehicle charging point. The property occupies a tremendous plot with a large monoblocked driveway for off street parking. The garden ground is level, fully stocked with an array of plants, bushes shrubs and tress. There are a number of seating areas to relax and/or entertain and a large outbuilding which could be utilised as a workshop. The rear garden is also fully enclosed, perfect for young children and family pets.

Schooling

Garngaber Court is situated a short walk from the highly reputable Lenzie Meadow The property also lies within the catchment area of Holy Family Primary School, Lenzie Academy and St. Ninians High School.

Room Dimensions

Entrance Hall

Lounge - 4.83m x 4.38m

Dining Area - 3.07m x 2.99m

Family Room - 3.84m x 3.81m

Kitchen - 4.77m x 1.79m

Shower Room- 2.26m x 1.62m

Downstairs Bedroom (Bed 4) - 2.91m x 2.49m

Master Bedroom - 4.18m x 3.29m

Bedroom 2 - 3.61m x 2.77m

Bedroom 3 - 3.20m x 2.15m

Bathroom - 2.16m x 1.85m

Location

Located within a very desirable pocket, this attractive address, is conveniently positioned close to the village cross. The property is perfect for those looking to reside within close proximity of good schools and local amenities, yet wish to enjoy the privacy and tranquillity of a most private residence. Lenzie is ideally situated for commuting to and from Glasgow and Edinburgh. Lenzie train station provides a service to and from Glasgow Queen Street and Edinburgh Waverley. The nearby M80 provides swift access into Glasgow city centre and motorways east and north.

Home Report Available on Request

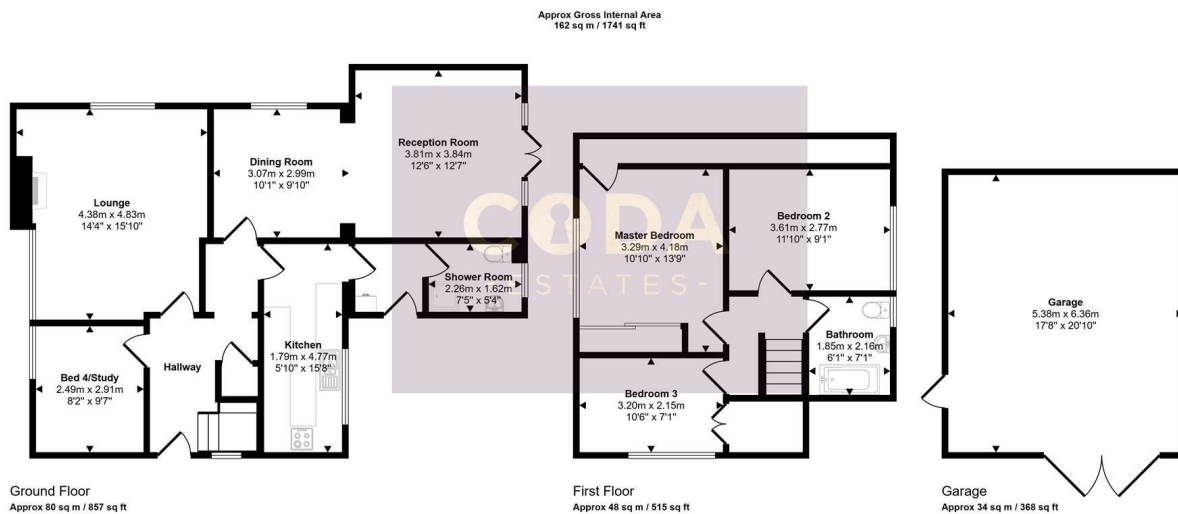
EER - D

Viewings Strictly By Appointment

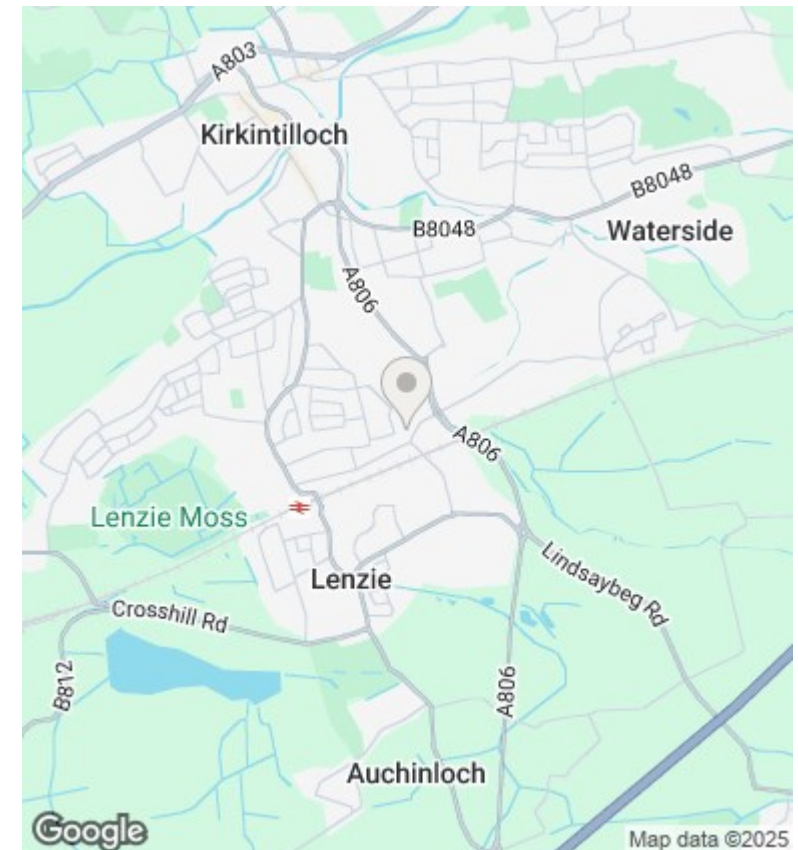
CODA Estates provide a free valuation service. If you are considering selling your own home please telephone 0141 775 1050.







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.



Directions

Viewings

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

Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC