



38 Blackthorn Avenue, Lenzie, Glasgow, G66 4DE

Offers Over £95,000

- Fabulous Residential Location
- Modernised Internally
- Tasteful Bathroom with Thermostatic Shower
- EER - C
- One Bedroom First Floor Flat
- One Generous Double Bedroom
- Private Garden Ground
- Well Presented & Maintained Throughout
- Attractive Kitchen with Integrated Appliances
- Close To All Local Amenities & Transportation Links

38 Blackthorn Avenue, Glasgow G66 4DE

This is a rare opportunity to purchase a one bedroom property within Lenzie. Located within a desirable residential location this property will appeal to a number of discerning buyers making early viewing imperative. The current owner has made numerous home improvements and several guarantees will be made available to the successful buyer. For further information or to arrange a viewing please do not hesitate to contact the office. EER - C



Council Tax Band: B



Enjoying a quiet location in a popular pocket of Lenzie, this property is conveniently located for all local amenities and transport links. The current owner has maintained and presented the flat to an exceptional standard throughout making early viewing imperative. A number of home improvements have been made over the years and the property will be sure to attract a wide array of buyers.

The flat is located on the first floor and has a secure door entry system. The apartment opens into the welcoming entrance hallway with access off to the principal apartments. The lounge is a particularly generous room to the front of the building with ample space for both living and dining room furniture. The well appointed kitchen flows from the lounge and benefits from a selection of integrated appliance's, and ample base/wall mounted units The kitchen enjoys a fine outlook towards the Campsie hills. There is a well-proportioned double bedroom to the front of the flat. The bathroom completes the accommodation and benefits from thermostatic shower over the bath, vanity storage and heated towel rail.

Externally the apartment has an area of private garden, ideal for relaxing and/or entertaining. Further benefits include cavity wall insulation, GCH, DG and large private storage cupboard.

(The seller can provide a number of warrants/guarantees to any successful buyer)

Room Dimensions

Entrance Hallway

Lounge/Dining Area - 4.98m x 3.09m

Kitchen - 2.30m x 2.21m

Bathroom - 2.23m x 1.50m

Bedroom - 4.10m x 2.63m

Location

Located within this popular pocket, Blackthorn Ave is an attractive address,

occupying a convenient position. The property is perfect for those looking to reside within close proximity of good schools, local amenities and transportation links, yet wish to enjoy the privacy and tranquility of a most private residence. Lenzie is ideally situated for commuting to and from Glasgow, Edinburgh and throughout the central belt. 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 - C

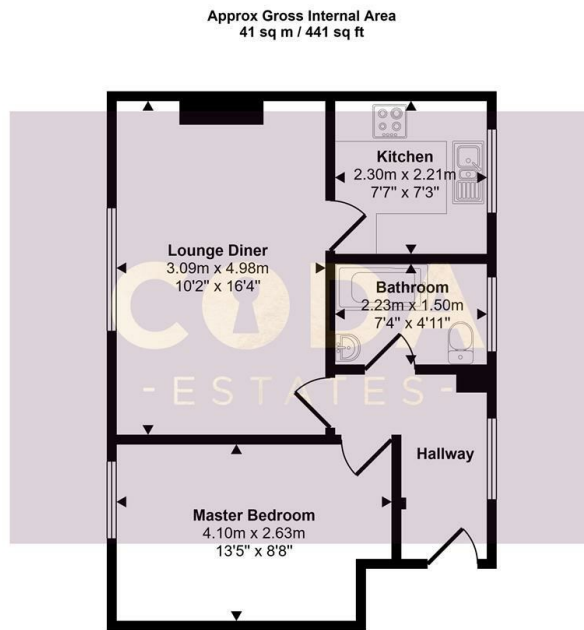
Viewings Strictly By Appointment

*** Please Note: We are required under The Estate Agents Act 1979, and the Provision of Information Regulations 1991, to point out that the client we are acting for on the sale of this property is a "connected person" as defined by that act ***

CODA Estates provide a free valuation service. If you are considering selling your own home please telephone 01417751050 to arrange your personal appointment.

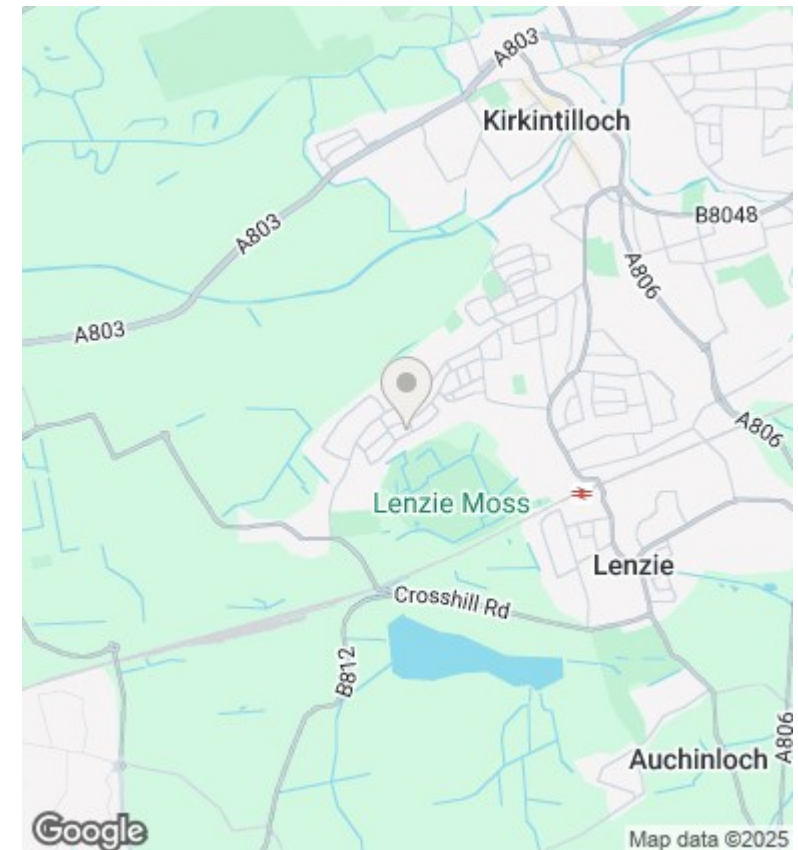






Floorplan

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

B

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 70 | 73 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| Scotland EU Directive 2002/91/EC | | |