



## 10 Gadloch View, Lenzie, Glasgow, G66 5NS

Offers Over £450,000

- \*\*\* Magnificent, Professionally Extended Detached Home \*\*\*
- Stylish Lounge with Dining Area
- Additional Downstairs Shower Room
- EER - C
- Spectacular Views
- Attractive Family Room/Sun Room
- Driveway, Garage & Colourful Garden Ground
- 4 Generous Bedrooms
- Kitchen with Separate Utility Room
- Well Presented & Maintained Throughout

# 10 Gadloch View, Glasgow G66 5NS

\*\*\* Similar Properties Urgently Required For many Disappointed Buyers !!!\*\*\* This substantial detached property has been professionally extended providing flexible family accommodation over two levels. Homes in this vicinity are seldom available however highly sought after, making early viewing essential. Accommodation comprises 4 bedrooms, large reception room, family/sun room, spacious kitchen, utility room, bathroom and additional shower room. EER – C



Council Tax Band: G





An immaculate and beautifully presented detached villa situated in a fantastic location with superb elevated outlooks to the rear overlooking the Campsie Fells, Lenzie Golf Course and the Gadloch. Viewing is essential.

Sitting in this well-regarded location, close to local amenities and sought after schools, this impressive 1600sq foot detached villa has been thoughtfully extended to create a wonderful family home.

Internally the ground floor accommodation comprises hallway, downstairs shower room, utility room (with picture window to rear) and kitchen. The large reception lounge/dining room features a log burner with decorative mantle and French doors opening to the generous family/sun room with windows on three sides, offering uninterrupted views of the scenery - a truly perfect social space. The ground floor also boasts bedroom 4.

On the upper level there are three bedrooms (all with built in storage), with the master boasting a picturesque outlook. The main bathroom has a white three piece suite, comprising bath, vanity and WC.

The property further benefits from quality oak doors throughout, double glazing and a home security system.

There is a driveway for off road parking and an attached single garage.

To the front of the property there are level lawn areas with a path leading to the main entrance. The generous well maintained rear garden has an extensive decked area and adjacent sheltered patio ensuring the most can be made of the sunshine regardless of the time of day. Beyond this is a large gently sloping lawn enclosed by modern contemporary fencing offering a degree of privacy. A very useful storage area has been created at the back of the garage by way of a small extension.

#### Room Dimensions

Entrance Hall

Formal Lounge/Dining Room - 8.22m x 3.92m

Family/ Sun Room - 5.04m x 4.24m

Kitchen - 4.00m x 2.71m

Utility Room - 2.70m x 2.12m

Bedroom 3 - 2.94m x 2.89m

Shower Room - 2.61m x 0.96m

Master Bedroom - 4.08m x 2.57m

Bedroom 2 - 3.49m x 2.91m

Bedroom 4 - 3.49m x 2.29m

Bathroom - 2.60m x 1.60m

#### Location

Located in a locally admired select development just off Auchinloch Road, Gadloch View is well placed being close to the centre of Lenzie and opposite Lenzie Golf Club. The train station, where there is a regular service to Glasgow (as well as other destinations)

is about 0.5 of a mile by foot. Bus routes to both Glasgow and Kirkintilloch are within a few minutes' walk of the property. Lenzie Academy and several local primary schools are all within easy reach, as are the local amenities. Glasgow City Centre is also just some 8 miles away by road via the M80 for those who commute.

Home Report Available on Request

EER - C

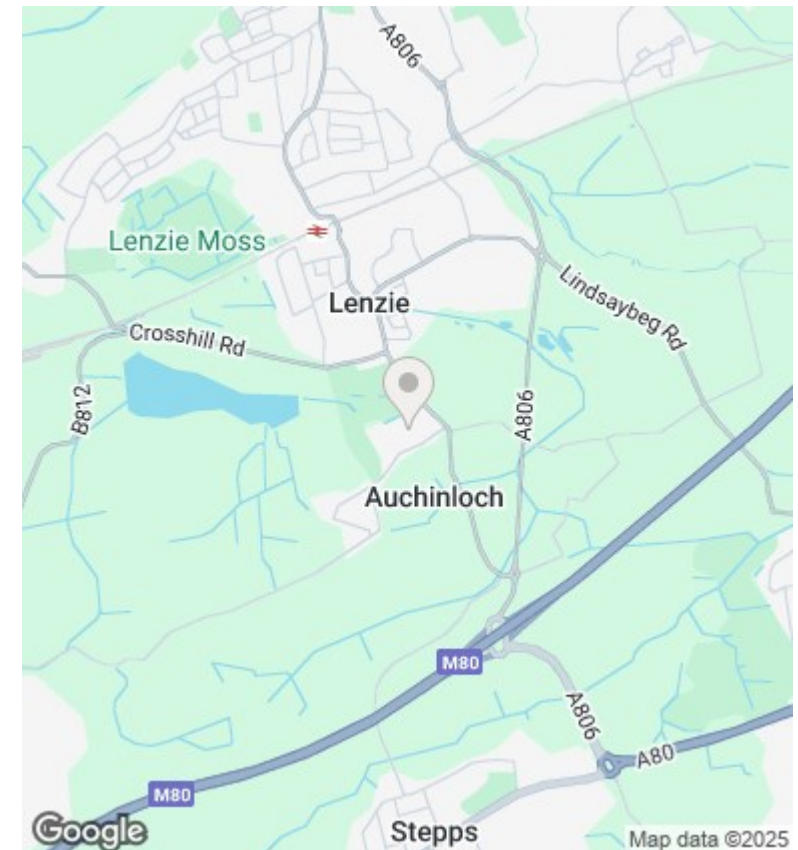
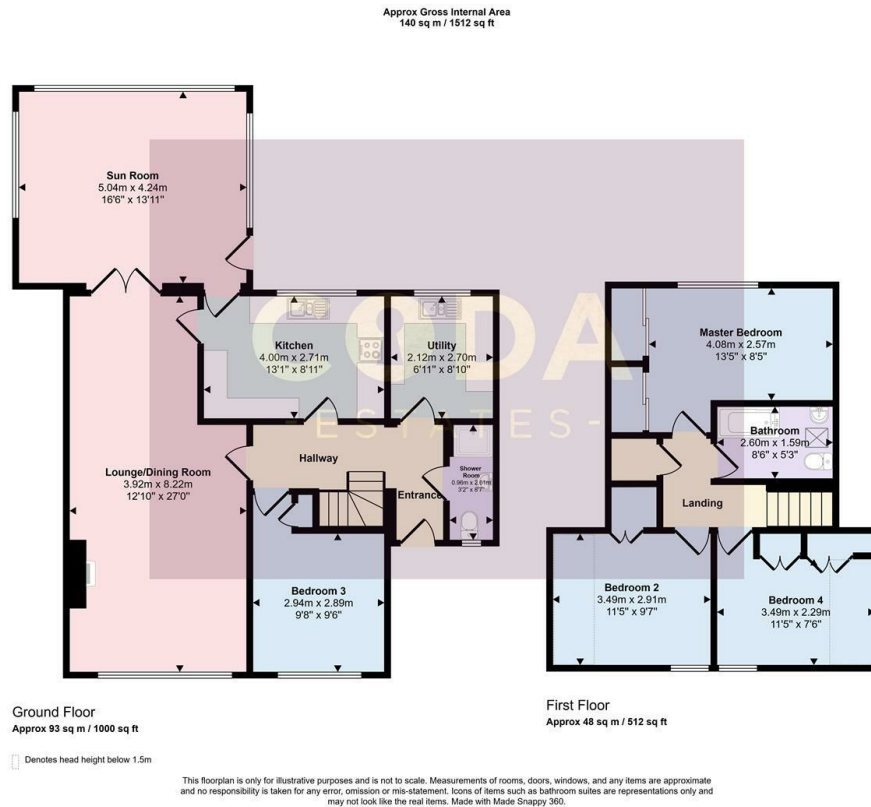
Viewings Strictly By Appointment

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









## Directions

## Viewings

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

## Council Tax Band

G

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>	77	80
(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	