



65 Oak Drive, Lenzie, Glasgow, G66 4BU

Offers Over £195,000

- Quiet Residential Location
- Spacious Lounge/Dining Area
- Stylish Bathroom
- Storage, DG & GCH
- EER - D
- 2 Double Bedrooms
- Modern Kitchen
- Large corner plot
- Close to all Local Amenities
- Council Tax - C

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Located within a highly desirable locale of Lenzie and placed within the catchment area of Lenzie schooling is this fully renovated two bedroom semi detached villa presented in show home condition throughout. The property has recently undergone extensive home improvements and is in walk in condition.

 2  1  1  D

Council Tax Band: C



Located just a short walk from local schooling, Oak Drive is a highly desirable address within Lenzie. The property on offer is a well-proportioned two-bedroom semi-detached villa, ideal as a family home.

Home Report: Available on request. .
Council tax: Band C
EER: Rating D

Upon entering, the hallway leads into an impressive lounge featuring dual aspects with French doors to the rear gardens. The galley-style kitchen is accessed from the lounge and provides a range of wall- and base-mounted units. There is also a separate useful utility area.

On the upper level are two generous double bedrooms and a stylish, modern bathroom suite with an over-bath shower.

The property further benefits from gas central heating and double glazing. Externally, the large corner-plot garden offers an excellent space for relaxing or entertaining, and the address also enjoys private off-street parking.

Schooling: Lenzie Meadow, Holy Family Primary, Lenzie Academy, St Ninians High School.

Amenities: The property is ideally placed just a short walk from village amenities, train station and schooling. The village is also home to an award winning delicatessen and restaurant and has a variety of different shops including dentist, chemist, hairdressers, pub and supermarkets. The village is well known for its well reputed local primary and secondary schools. Lenzie also offers various leisure facilities including a golf course, tennis courts, bowling club and is a short walk to Kirkintilloch Leisure Centre.

Transport Links: Lenzie is conveniently placed within easy reach of Glasgow city centre and Edinburgh. Property is located a short walk to Lenzie train station which offers a regular line to Glasgow Queen Street in 9 minutes and 30 minutes to Edinburgh Waverley. Lenzie is within close proximity 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.







Directions

Viewings

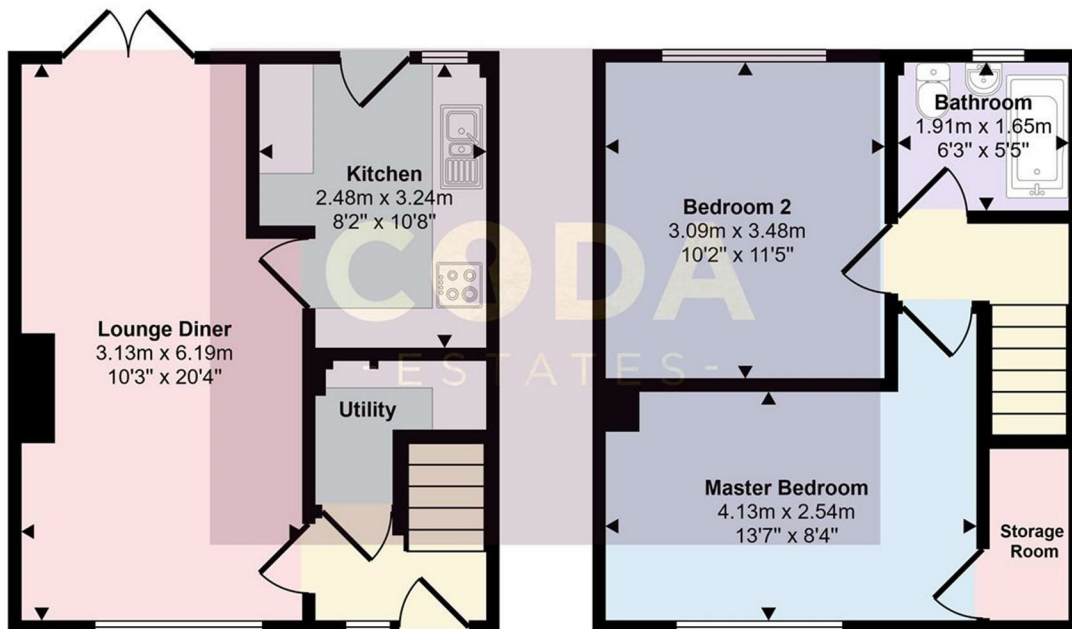
Viewings by arrangement only. Call 01417751050 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		

Approx Gross Internal Area
64 sq m / 693 sq ft



Ground Floor

Approx 32 sq m / 349 sq ft

First Floor

Approx 32 sq m / 344 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.