



39 Birch Drive, Lenzie, Glasgow, G66 4PE

Offers Over £365,000

- Detached Professionally Extended Chalet Villa
- 3 Bedrooms (one downstairs)
- Well Tended Private Gardens and Summer Shed
- EER - D
- Excellent Resident Location
- Utility Room
- Garage, Driveway (EV Charging Point)
- 3 Reception Areas
- Additional Downstairs Shower Room
- Close to All Local Amenities, Transportation Links and Schools

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Located a short walk from Lenzie Cross this professionally extended 3 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 level plot with garage, driveway and small summerhouse. Further benefits include a large open plan dining kitchen with family area, additional downstairs shower room, utility room and the 3rd bedroom which is located on the ground floor. EER - D



Council Tax Band: F



The current owners have lovingly maintained and presented the property to a high standard throughout making early viewing essential. Located within a desirable pocket of the village, this home lies within catchment for many of the prestigious local schools, both at primary and secondary level.

The extended detached 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. The large dining/kitchen is well appointed with French doors leading to the rear garden and two velux windows allowing plenty of natural light. Off the kitchen is a further reception room currently used as an additional family area. Off the kitchen is the useful utility room with an additional downstairs shower room. Completing the downstairs is bedroom 3 which could also be used as a spacious home office.

On the upper level you will find a two double bedrooms the master with built in storage. The house bathroom completes the property. The home further benefits from GCH, and a useful Electric Vehicle charging point.

The property occupies a level plot with a large driveway for ample off street parking leading to the garage. The garden ground is low maintenance stocked with a selection of plants, bushes shrubs and tress. To the rear the garden enjoys a good degree of privacy ideal for relaxing and/or entertaining. The current has also built a useful summer house providing an additional sheltered space with power. You will also find an outside water tap and an external electrical socket.

Schooling

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

Room Dimensions

Entrance Hallway

Lounge - 4.81m x 3.72m

Family Area - 3.25m x 2.97m

Dining Kitchen - 7.09m x 3.69m

Utility Room - 3.18m x 1.78m

Downstairs Shower Room - 2.50m x 1.43m

Downstairs Bed 3 - 2.86m x 2.49m

Master Bedroom - 4.13m x 3.25m

Bedroom 2- 3.65m x 2.61m

Bathroom - 1.95m x 1.85m

Amenities: The property is a just a short distance to local shops, Lenzie train station, well reputed local primary and secondary schooling, Lenzie Moss and the village cross. Lenzie also offers various leisure facilities including a golf course, tennis courts, bowling club and is a short walk to Kirkintilloch Leisure Centre. The property is perfectly positioned for all the local amenities.

Transport Links: Lenzie is conveniently placed within easy reach of Glasgow city centre and Edinburgh. Lenzie train station is within a twenty minute walk away which offers a regular line to Glasgow Queen Street in 9 minutes and Edinburgh Waverley in approximately 30 minutes. Just a short drive is the new link road leading 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.

Home Report Available on Request

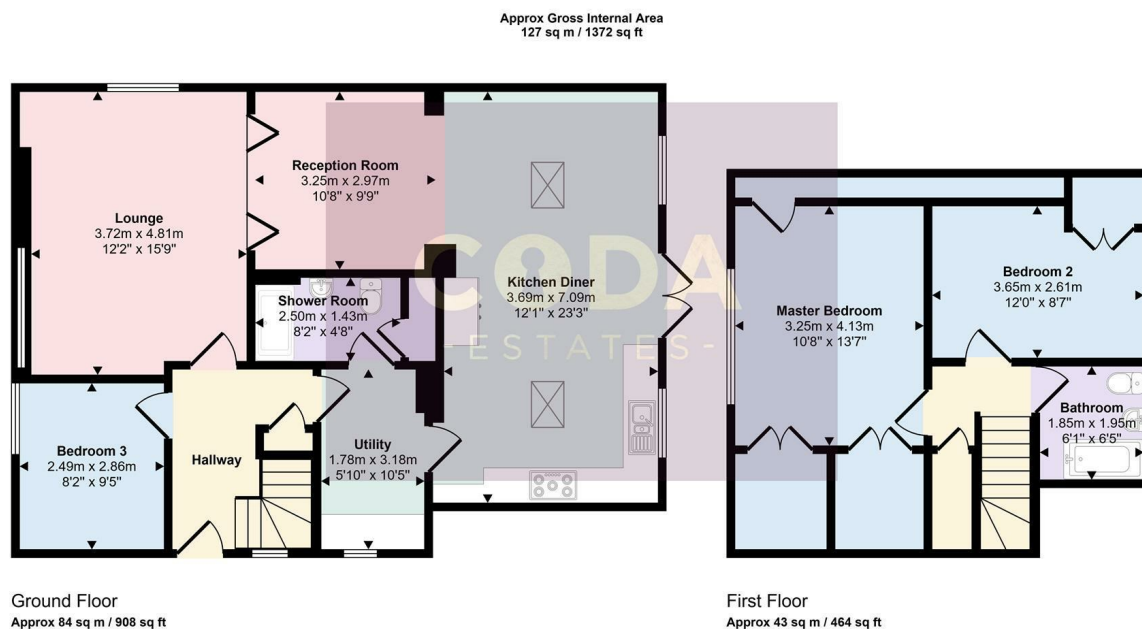
EER - D

Viewings: Arranged by appointment.

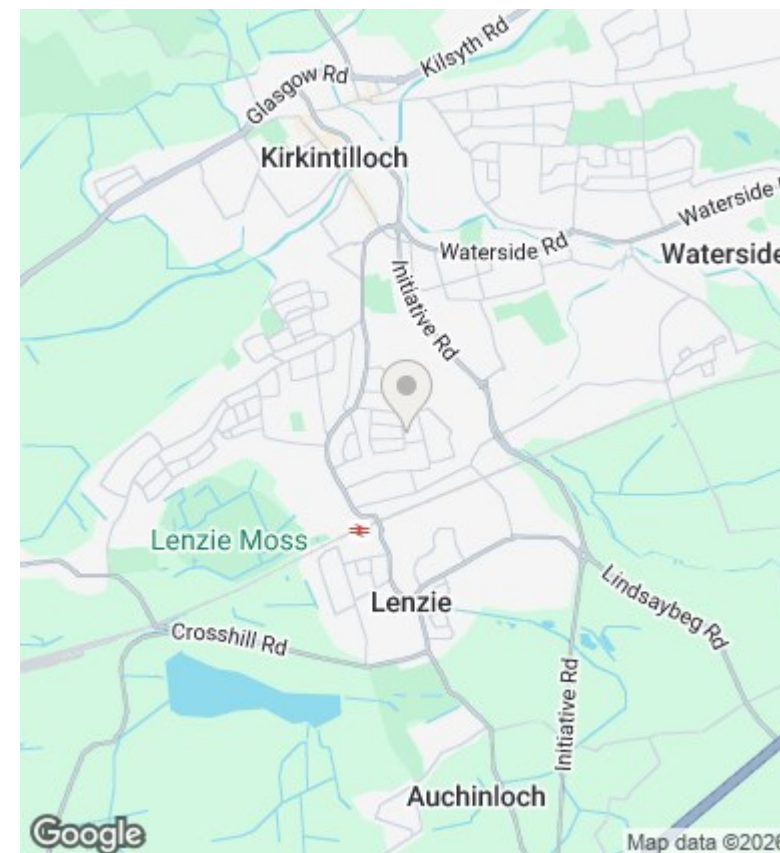
CODA Estates offer a free, no obligation valuation service. To arrange a suitable appointment please contact the office on 01417751050.







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

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC