



5 Millersneuk Drive, Lenzie, Glasgow, G66 5JF

Offers Over £315,000

- Thoughtfully Extended Semi-Detached Family Home
- Quiet Cul-de-Sac Location
- Open Plan Living Dining Kitchen
- Utility & Garage/Workshop
- Walking Distance to Amenities
- Contemporary Finish Throughout
- 4 Bedrooms
- Landscaped & Decked Gardens
- Excellent Transport Links
- EER - C

5 Millersneuk Drive, Glasgow G66 5JF

****CLOSING DATE WEDNESDAY 8TH @ 12PM****

A beautifully finished and thoughtfully extended 4 bedroom semi-detached villa situated in a secluded and quiet pocket of the perennially popular village of Lenzie.

4 2 2 C

Council Tax Band: E



This contemporary family property is tastefully presented with a host of features and upgraded to an impeccable standard throughout. The house will appeal to families actively seeking a large family home within close proximity to shopping, schooling and transport services.

The lower accommodation comprises lounge, dining, kitchen, family room/4th bedroom, and shower room. Off the reception hallway is the downstairs shower room, cloakroom cupboard and staircase to the upper level. It leads through to the lounge, which is a welcoming semi open-plan space with front facing outlook. The large contemporary dining kitchen is presented to an excellent standard and hosts a range of stylish high gloss units with contrasting worktops, integrated appliances and tiled splashbacks. The dining space itself has French doors leading to the rear patio allowing the garden to feel like an extension of the home in the summer months. The spacious utility room also has a range of units and allows access to the rear garden. A further family room/4th bedroom, which can be found in the extension to the side of the property, completes the flexible ground floor accommodation. The upper floor hosts three generously proportioned bedrooms, the master with inbuilt storage, and the modern three piece family bathroom with tiled finish and overhead shower.

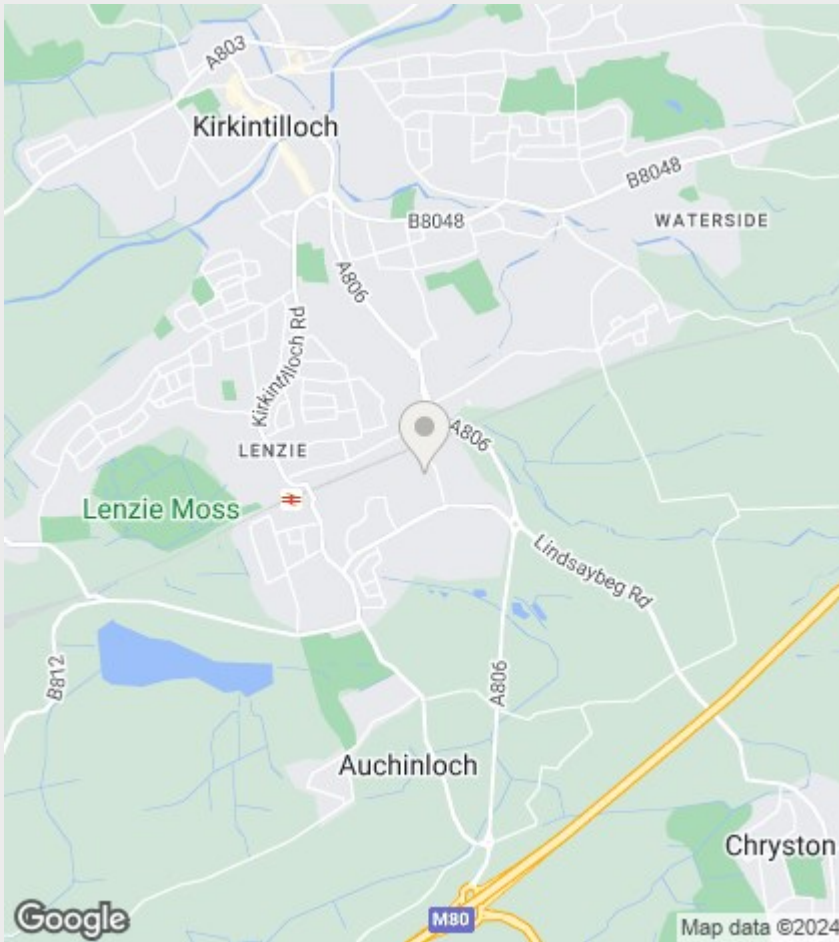
The property boasts a lovely split level garden, with patio seating area, a further elevated decked area, separate lawn, and summer house. The original garage is situated behind the extension providing an additional workshop/storage space. The whole rear garden is fully enclosed ensuring a safe child and pet friendly space. The front of the home has a mono-blocked private driveway. Further benefits include GCH, DG and ample storage throughout the property.

Home Report Available on Request
Viewings Strictly By Appointment
Council Tax: EDC Band E
EER - C

Amenities: The property is a just a short walk to local shops, Lenzie train station, well reputed local primary and secondary schooling 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 village amenities.

Transport Links: Lenzie is conveniently placed within easy reach of Glasgow city centre and Edinburgh. Lenzie train station is a short walk away and offers mainline services to Glasgow Queen Street in 9 minutes and Edinburgh Waverley in approximately 30 minutes. A short drive away 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.

If you are interested in viewing this property please contact our offices direct on 0141 775 1050. Property to sell? One of our expert team would be happy to provide you with a free valuation and we can discuss our selection of professional selling packages.



Directions

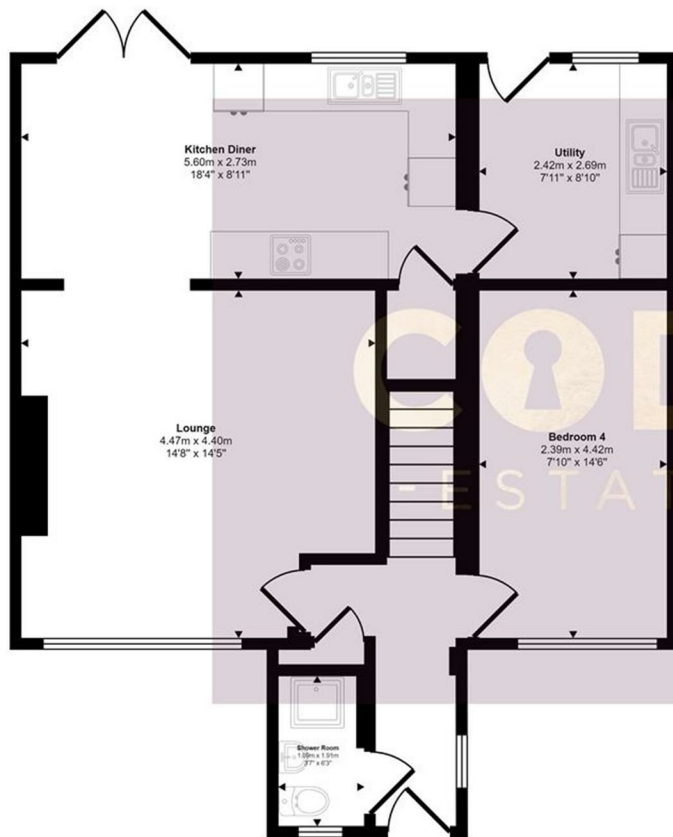
Viewings

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

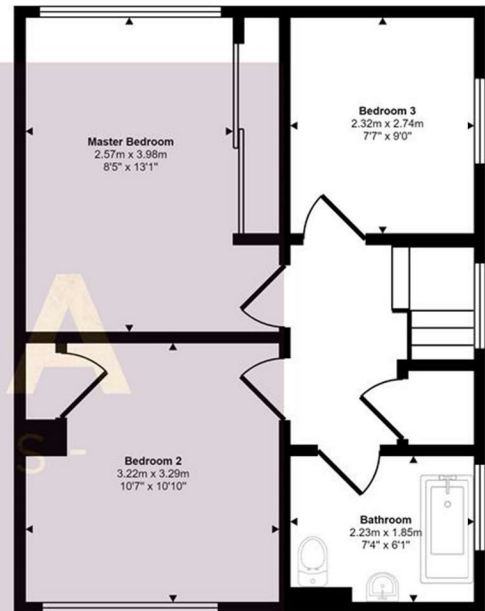
EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	



Ground Floor
Approx 65 sq m / 705 sq ft



First Floor
Approx 42 sq m / 451 sq ft