



## Flat 2-2, 17 Alexandra Avenue, Lenzie, Glasgow, G66 5BG

Offers Over £140,000

- Traditional Second Floor Apartment
- Large Dining Sized Fitted Kitchen with Appliances
- Shower Room
- EER - F
- Next to Lenzie Train Station
- Front Facing Lounge
- Separate w.c room
- Spacious Accommodation
- Double Bedroom
- Communal Rear Gardens & On Street Parking

# 17 Alexandra Avenue, Glasgow G66 5BG

New To The Market. Traditional one bedroom flat located next to Lenzie train station offering spacious accommodation, communal resident's garden, on street parking and is positioned within easy reach of the village amenities and excellent transport links. Early viewing will be essential. EER - F



Council Tax Band: B



Traditional one bedroom flat located next to Lenzie train station offering good sized rooms, communal resident's garden, on street parking and is positioned within easy reach of the village amenities and transport links.

Located on the second floor the property opens to welcoming reception hallway giving access to all internal apartment. The spacious lounge is front facing with views towards the Camspie Fells, the generous double bedroom is neutrally decorated. The large dining sized kitchen is an impressive size offering breakfasting space and a range of wall and base mounted units, integrated oven and hob, free standing chrome fridge freezer and a large walk in store. There is a shower room with a double walk in shower cubicle and wash hand basin and a further separate w.c room. New double glazing windows have recently been installed and the property is complete with an electric heating system.

#### Room Dimensions

Entrance Hallway

Lounge - 3.38m x 3.32m

Dining Kitchen - 4.14m x 3.17m

Master Bedroom - 3.09m x 2.08m

Shower Room - 2.21m x 1.12m

w/c -

Externally the property sits within established south facing residents gardens and also has ample provision at the front for on street parking.

Post Code: G66 5BG

Council: East Dunbartonshire Council

Council Band : B

EER - F

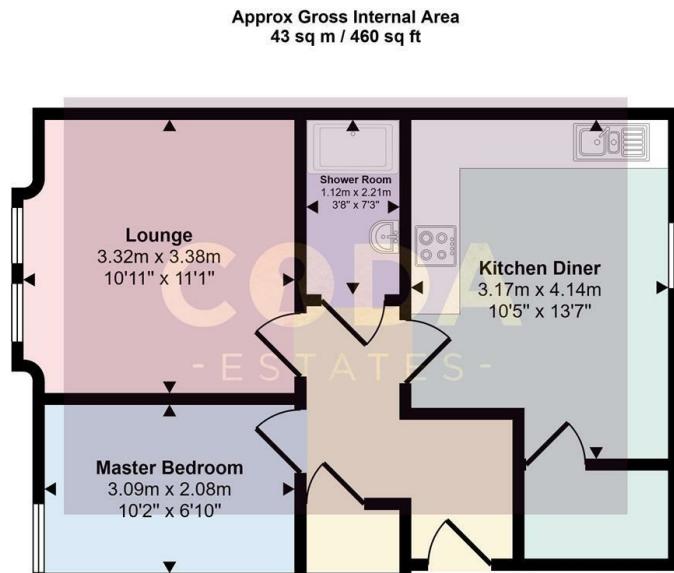
Local Amenities: Lenzie is well placed for access for Edinburgh and Glasgow

via the regular train service and access to M8 motorway. Lenzie offers a variety of local shops restaurants and amenities and is well reputed for local schooling.

Viewings: Arranged by appointment, to confirm please call 0141 775 1050.

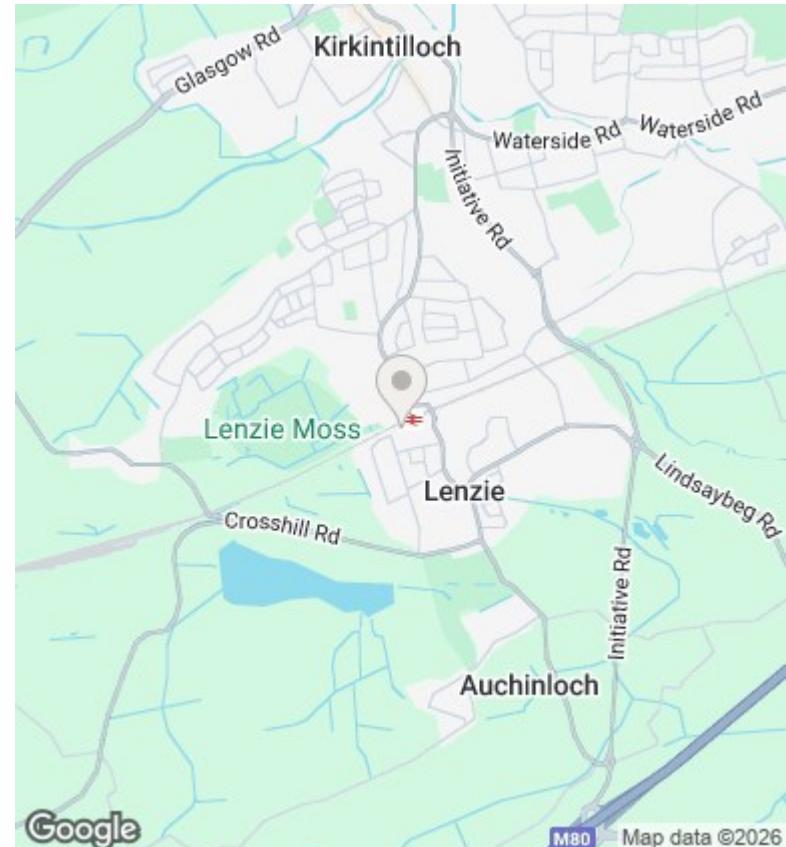






Floorplan

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC