



SEMI DETACHED VILLA

15 ORCHARD FIELD
LENZIE
G66 5QW



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This easily maintained SEMI DETACHED VILLA is situated within a popular and sought after location nearby Millersneuk Primary and convenient for Lenzie Academy. The property is located just a few minutes from local shops on Kirkintilloch Road, is nearby to Lenzie Station and provides easy access to the by-pass.

While this property requires internal modernisation it does offer the potential to be a lovely family home.

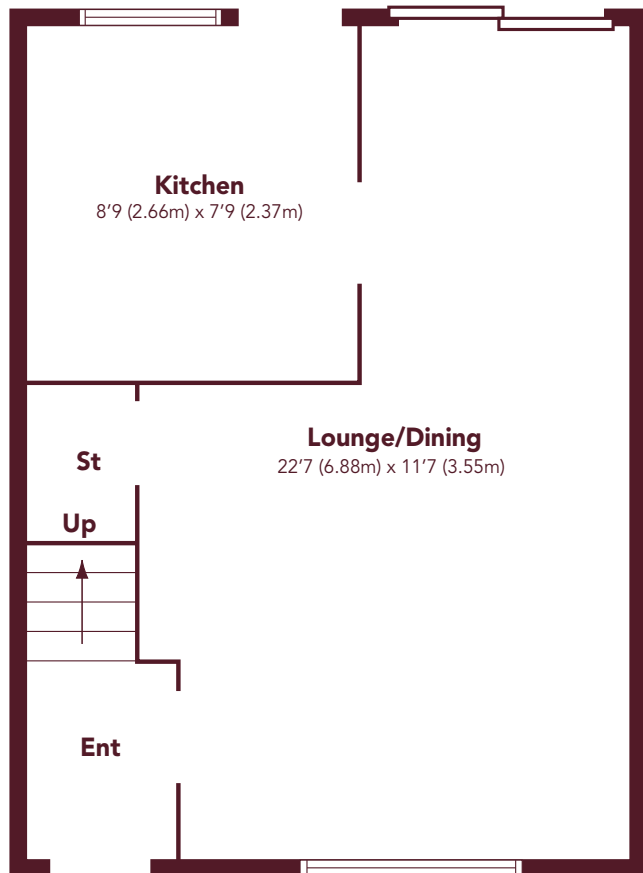
The property is reached via a double glazed and PVC front door onto entrance hall, near 23' lounge/dining room with aspects to front and patio doors to rear, and breakfasting kitchen. The first floor comprises two double bedrooms, boxroom, which could easily be used as a study or nursery, and a shower room. There is gas central heating and double glazing.

Externally there are gardens to front and rear and a single car garage.

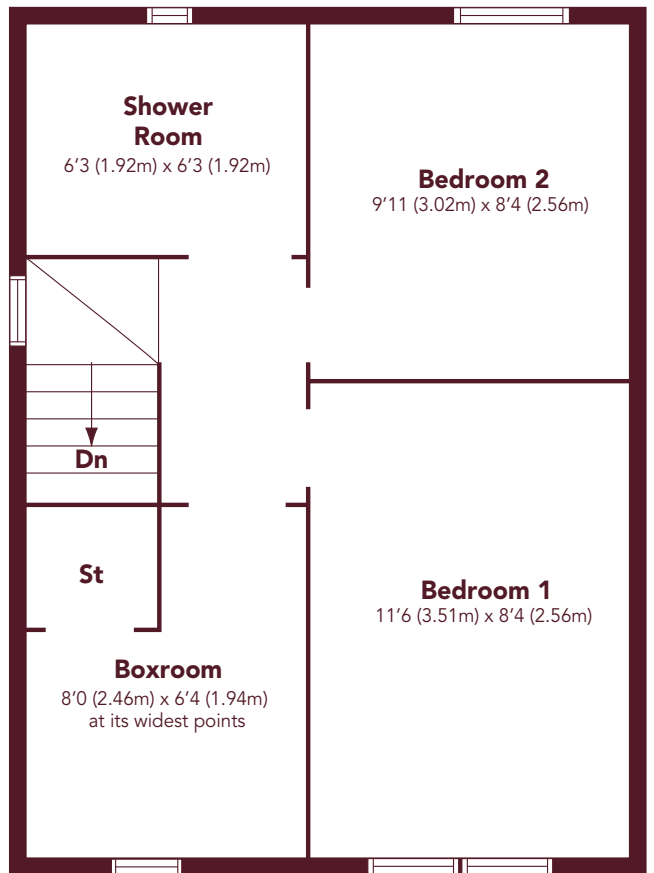
Measurements

LOUNGE/DINING	22'7 (6.88m) x 11'7 (3.55m)	BEDROOM TWO	9'11 (3.02m) x 8'4 (2.56m)
KITCHEN	8'9 (2.66m) x 7'9 (2.37m)	BOX ROOM	8'0 (2.46m) x 6'4 (1.94m) at its widest points
FIRST FLOOR		SHOWER ROOM	6'3 (1.92m) x 6'3 (1.92m)
BEDROOM ONE	11'6 (3.51m) x 8'4 (2.56m)		

GROUND FLOOR

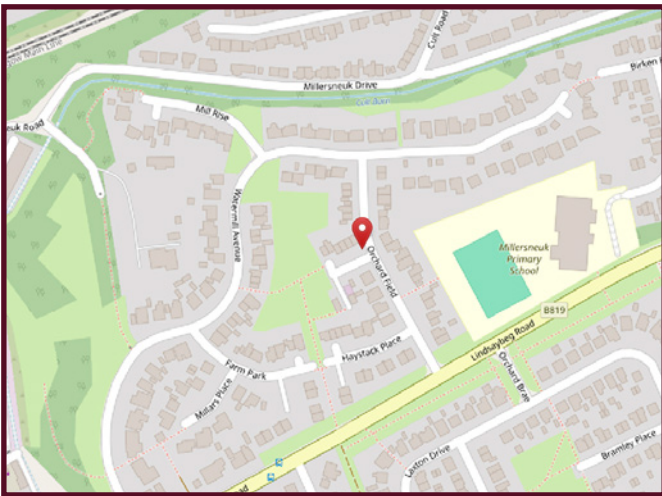


FIRST FLOOR



Floorplans are indicative only - not to scale

Produced by Plush Plans Ltd 



Travel Directions

Traveling east along Lindsaybeg Road from the mini roundabout at the junction with Auchinloch Road, second left onto Orchard Field and number 15 is on left before the junction with Watermill Avenue.

Viewing

Strictly by appointment.
Please call our Property Department on 0141 204 2833

EPC

D

Council Tax

Band D.

Interest

If, having viewed, this property is of further interest to you, please ask your Solicitor to note interest on your behalf., otherwise it may be sold without you having the opportunity to offer.

Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



FREE VALUATIONS
CONVEYANCING QUOTES

Telephone Miller, Beckett & Jackson on 0141 204 2833 - Fax 0141 221 6349

Offices at 190 St Vincent Street, Glasgow G2 5SP and 1 Alexandra Avenue, Lenzie G66 6BE