



EXTENDED DETACHED CHALET VILLA

42 Laxton Drive,
Lenzie.
G66 5LR



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Unquestionably one of the most impressive family homes available within this exclusive district, this EXTENDED DETACHED CHALET VILLA has been extensively improved and meticulously maintained offering stylish and contemporary accommodation.

Offering a perfect balance of accommodation formed over two levels, tastefully decorated and benefitting from a specification to include gas central heating, PVC double glazing to include front and rear doors, hardwood finishes to some apartments including solid oak flooring and security alarm system.

Reception hall with deep recessed cloaks/storage cupboard extending below stairs, impressive lounge with aspects to front towards the Campsie Fells and focal point feature fireplace, French doors onto study (could be dining room) with patio doors onto south facing rear garden, double bedroom to front with mahogany finishes (currently dining room), fabulous near 18' fully fitted dining kitchen with French doors to side onto garden. The preparation area comprises floor and wall mounted veneer fronted units with complimentary work tops and ceramic tiling full height around walls, integrated oven, hob, hood, dishwasher, fridge/freezer and washing machine, the highlight of this home is the near 17' "garden room" with aspects over garden and French doors to side, of particular note is the floor mounted wood burning stove and exposed beams and rafters, modern fitted and fully tiled shower room comprising three piece suite with chrome towel rail and access from the rear hall.

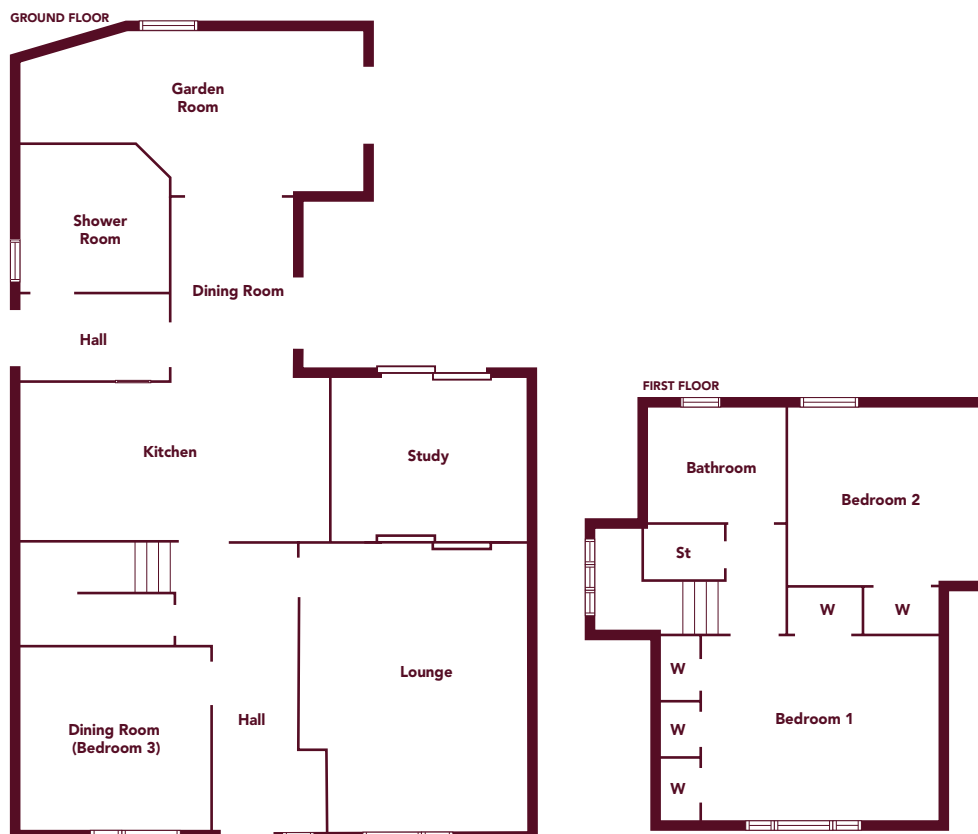
First floor: two further double bedrooms, each with built-in fitted wardrobes, fully tiled bathroom comprising three piece suite with independent shower above bath, chrome towel rail.

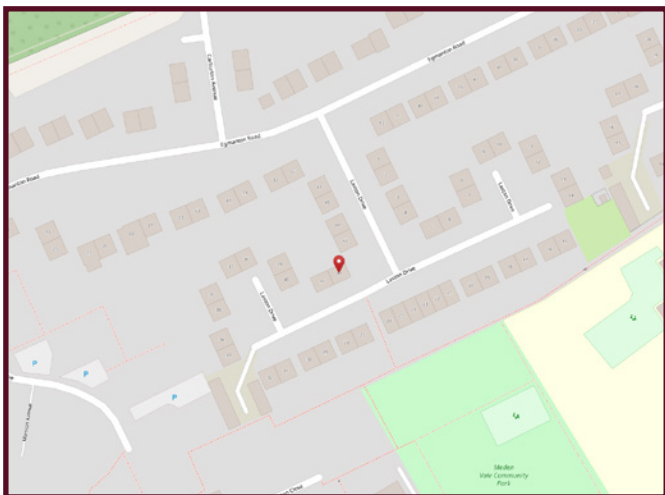
The property is set amidst easily maintained gardens including a fully stocked and enclosed mature south facing rear garden with summer house. Mono block paved drive to side providing off street parking for several cars and access to single car garage.

Situated just off Lindsaybeg Road and a short walk to Millersneuk Primary, the property is also within the school catchment for both Lenzie Academy and St Ninians High School. Only a few minutes to local shopping available on Auchenloch Road, Lenzie Station, access to the by-pass and motorway beyond.

Measurements

| | | | |
|-----------------------|------------------------------|-------------|------------------------------|
| LOUNGE | 14'9 (4.51m) x 10'8 (3.26m) | FIRST FLOOR | |
| STUDY (DINING ROOM) | 9'8 (2.95m) x 8'0 (2.45m) | BEDROOM ONE | 11'10 (3.61m) x 8'10 (2.71m) |
| DINING ROOM (BEDROOM) | 9'0 (2.76m) x 8'10 (2.70m) | BEDROOM TWO | 11'7 (3.54m) x 10'7 (3.25m) |
| GARDEN ROOM | 16'11 (5.16m) x 10'9 (3.28m) | BATHROOM | 6'4 (1.93m) x 5'6 (1.69m) |
| SHOWER ROOM | 7'7 (2.36m) x 4'9 (1.46m) | | |





Travel Directions

Traveling east along Lindsaybeg Road from the mini roundabout at the junction with Auchenloch Road, past Orchard Field on left, turning next right onto Laxton Drive, following the road round to the left, number 42 is on right.

Viewing

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

EPC

C

Council Tax

Band F.

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.



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