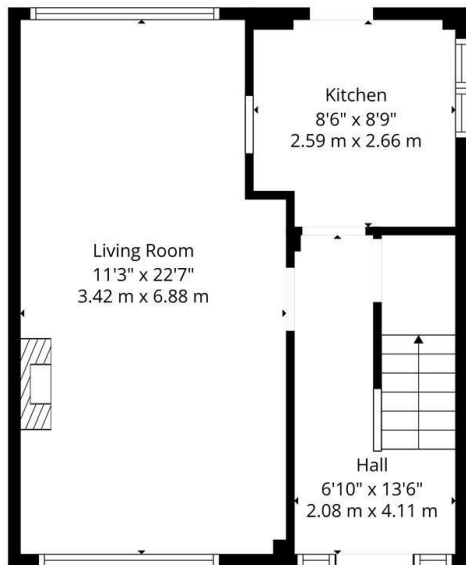




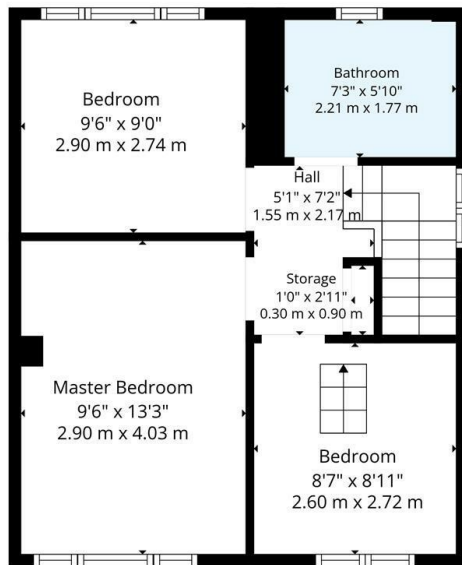
80 Blackthorn Avenue, Lenzie, Kirkintilloch, Glasgow, G66 4DH

Offers Over £275,000

- Spacious three bedroom Semi detached villa
- Driveway parking with detached garage and electric car charger
- Modern kitchen and Bathroom
- EER Band D
- Floored and lined loft space with Velux window
- Lenzie Academy school catchment
- Established location in Lenzie
- Excellent plot with large and well maintained garden grounds
- Superb condition throughout
- Gas central heating and double glazing



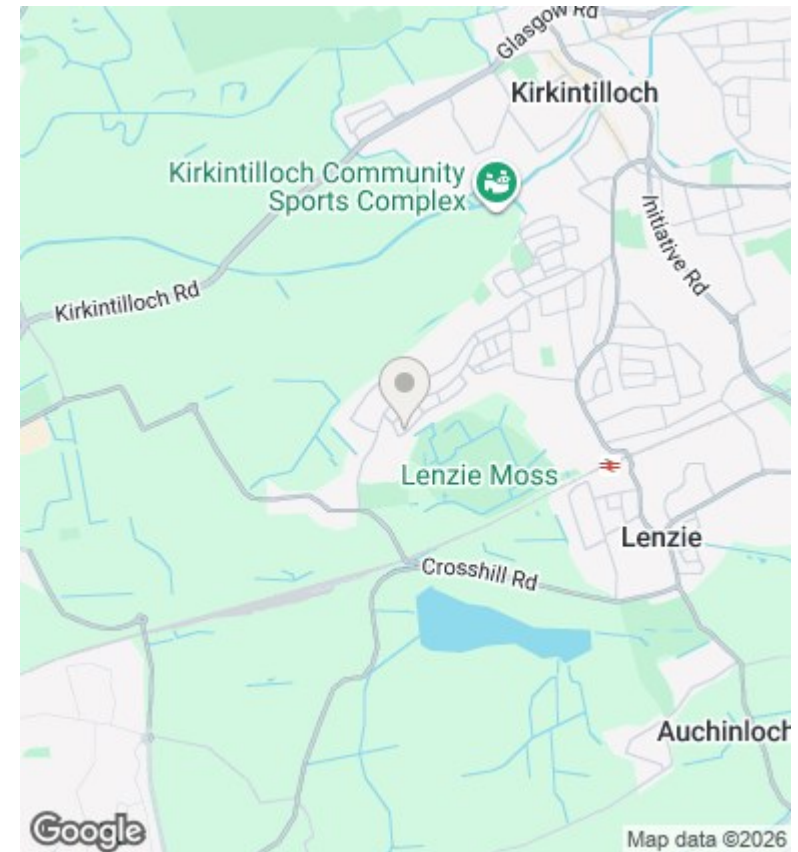
1st Floor



2nd Floor



TOTAL: 827 sq. ft, 77 m²
 1st floor: 415 sq. ft, 39 m², 2nd floor: 412 sq. ft, 38 m²
 EXCLUDED AREAS: STORAGE: 3 sq. ft, 0 m², WALLS: 84 sq. ft, 7 m²
Floor Plan Created By Cubicase App. Measurements Deemed Highly Reliable But Not Guaranteed.



Directions

Viewings

Viewings by arrangement only. Call 01417262111 to make an appointment.

Council Tax Band

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC	