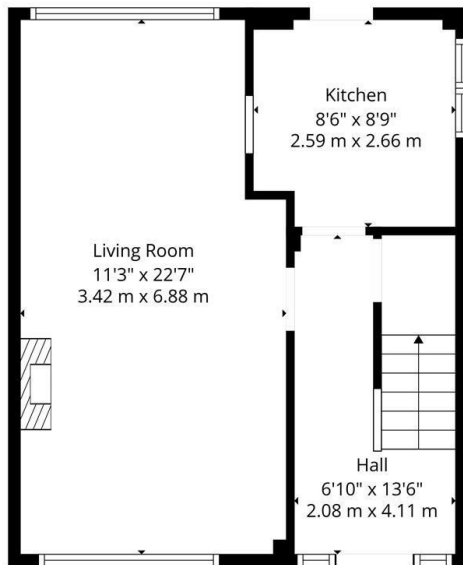




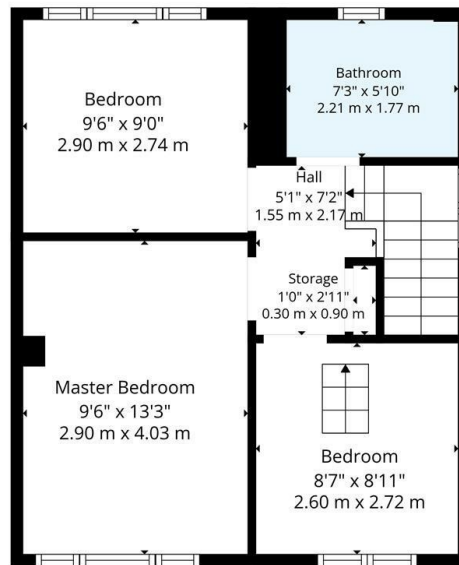
80 Blackthorn Avenue, Lenzie, Kirkintilloch, Glasgow, G66 4DH

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



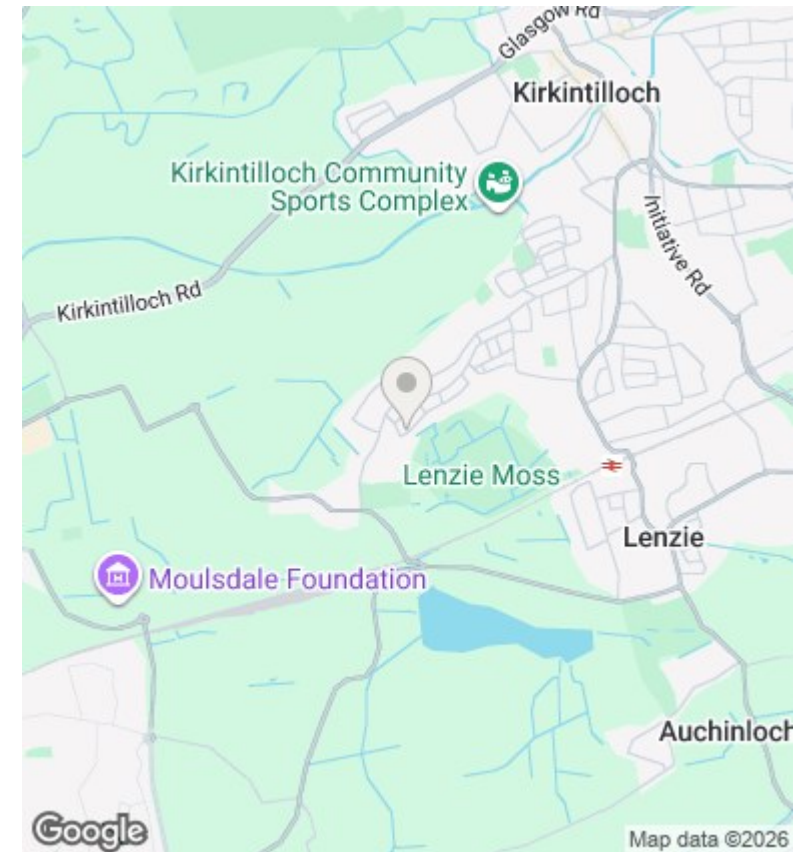
1st Floor



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