



## 1 Blacklands Place, Lenzie, Glasgow, G66 5NJ

Offers Over £235,000

- Desirable Residential Location
- Well Appointed Kitchen
- Lenzie Academy Catchment
- EER - D
- Extended 3 Bedroom Semi-Detached
- Additional Downstairs Shower Room
- Driveway, GCH & DG
- Flexible Ground Floor Accommodation
- Private Rear Garden Plot with Decking
- Close to all Local Amenities & Transportation Links

# 1 Blacklands Place, Glasgow G66 5NJ

\*\*\* Under Offer - Similar Properties Required For Waiting Buyers !!!\*\*\* Wonderful residential location, this professionally extended 3 bedroom semi-detached property will appeal to an array of buyers from those down sizing, first time buyers or a young couple. Early viewing is essential will be imperative. Boasting an additional downstairs shower room, family room/Bed 3 and a dressing area/home office area off the main bedroom. Further benefits include driveway, private rear garden with shed, GCH & DG. EER - D



Council Tax Band: D



This extended semi-detached property occupies an excellent plot within the South Claddens estate in Lenzie. The popular residential development has been extremely desirable over recent years, offering ease of access to all local amenities, schooling, Lenzie train station and direct motorway access.

The previous owners have established a wonderful home, maintained and well presented throughout. The small entrance hall, flows through to the bright, spacious lounge with the well appointed kitchen beyond. The kitchen has ample base/ wall mounted units, a number of appliances and contrasting worktops. The ground floor extension incorporates a further reception area which allow flexibility for any buyer (dining area, play room, home office or a downstairs bedroom 3) with french doors flowing to the rear garden plot. An additional shower room completes the ground floor.

The upper floor is accessed via the staircase from the lounge. On this level you will find 2 double bedrooms, both well presented with built in storage and the house bathroom. The master bedroom has a large room off which could be used as a dressing area or home office. There is also a useful storage cupboard off the landing. The partially floored attic space can be accessed from the upper landing.

Externally the owner has created a low maintenance outdoor living space, providing a peaceful haven, perfect for quiet lazy afternoons or entertaining family/friends. The driveway provides off street parking. The rear garden is fully enclosed and is fenced to allow for a degree of privacy. This property warrants early viewing as we anticipate a high level of interest.

#### Schooling

Blacklands Place is situated a short walk from the reputable Millersneuk Primary School. The property also lies within the catchment area of Holy Family Primary School, Lenzie Academy and St. Ninians High School.

#### Room Dimensions

Entrance Hall

Lounge - 5.24m x 3.81m

Kitchen - 3.81m x 2.45m

Family Room/Bedroom 3 – 5.05m x 3.01mm

Downstairs Shower Room

Master Bedroom 1 - 3.76m x 2.47m

Dressing Area/Office – 4.29m x 2.13m

Bedroom 2 - 3.17m x 2.47m

Bathroom – 1.80m x 1.78m

#### Location

Located in the popular Wimpey development of South Claddens, Netherhouse Avenue is an attractive address, occupying a convenient position close to the village. The property is perfect for those looking to reside within close proximity of good schools and local amenities, yet wish to enjoy the privacy and tranquility of a most private residence. Lenzie is ideally situated for commuting to and from Glasgow and Edinburgh. Lenzie train station provides a service to and from Glasgow Queen Street and Edinburgh Waverley. The nearby M80 provides swift access into Glasgow city centre and motorways east and north.

Home Report Available on Request

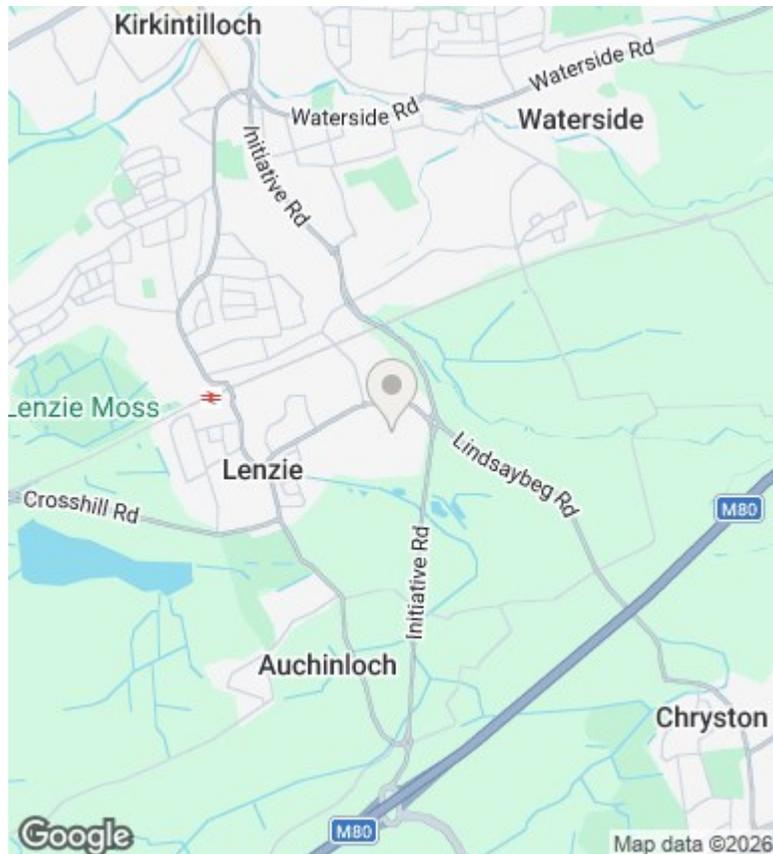
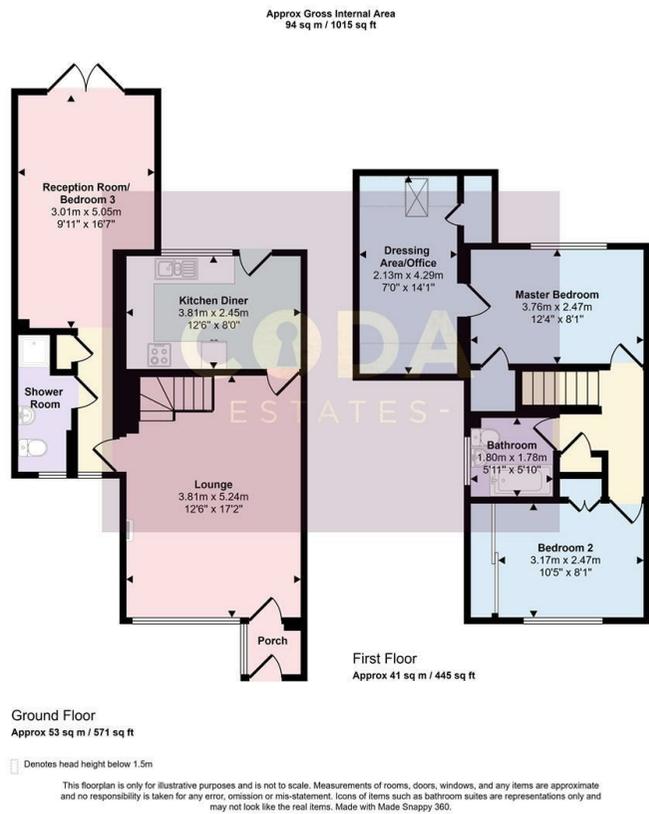
EER - D

Viewings Strictly By Appointment

CODA Estates provide a free valuation service. If you are considering selling your own home please telephone 01417751050







Directions

Viewings

Viewings by arrangement only. Call 01417751050 to make an appointment.

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	EU Directive 2002/91/EC	