



## 103 Larkfield Road, Lenzie, G66 3AS

Offers Over £415,000

- Professionally Extended 4 Bedroom Detached Property
- Master Bedroom Ensuite
- Large/Private Garden Ground with Outbuildings, Extensive Driveway & Garage
- EER - C
- Highly Desirable Residential Location
- Larder Store and Utility Room with W/C
- Catchment Area For Lenzie Academy
- Superb Open Plan Kitchen/Dining/Family Area
- Adequate Storage Throughout, GCH & DG
- Close to All Local Amenities & Transportation Links

# 103 Larkfield Road, G66 3AS

\*\*\* Under Offer @ A Very Successful Closing Date - Similar Properties Required for Active Buyers \*\*\* A bright and attractive, professionally extended four bedroom detached villa set within established garden grounds in this popular area of Lenzie. Internally, this fabulous family home is offered in good order throughout and benefits from generous family accommodation over two levels, including the most inviting open plan kitchen/dining/family area and generous outbuildings. Early viewing is advised. EER - C



Council Tax Band: E



The current owners have lovingly maintained and presented the property to a high standard throughout making early viewing essential. Located within a unique pocket of the village (less than 10 minutes walk to Lenzie cross), this home lies within catchment for many of the prestigious local schools, both at primary and secondary level.

The professionally extended property comprises, welcoming reception hallway which is entered from the main side door. All other apartments flow from here. The magnificent formal lounge is a sizable room with focal log burning fireplace. To the rear of the property the family have created a delightful open plan Kitchen/Dining/Family area which naturally creates the real hub of the home. The kitchen is well appointed with a number of integrated appliances, solid wooden work surfaces and a practical larder store off. The utility area is accessed from here and also benefits from a toilet and wash hand basin. French doors extend the home into the south facing level garden to the rear. Completing the downstairs is bedroom 4 which could also be used as a spacious home office.

On the upper level you will find 3 generous double bedrooms (the master with ensuite shower facilities & stylish built in wardrobe storage). The attractive house bathroom completes the home, boasting a separate shower cubicle, vanity storage and decorative radiator.

The property occupies a tremendous plot with a substantial driveway for ample off street parking. The rear garden plot is level, fully stocked with an array of plants, bushes, shrubs and trees. There are a number of seating areas to relax and/or entertain at various times of the day and 2 outbuildings which will be included in the sale. The rear garden is also fully enclosed, perfect for young children and family pets.

#### Schooling

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

#### Room Dimensions

Entrance Hallway - 3.10m x 2.45m

Lounge - 4.90m x 3.68m

Dining Kitchen/Family Room - 7.89m x 4.44m

Utility Room/W/c - 2.99m x 1.23m

Downstairs Bedroom 4/Home Office - 2.94m x 2.43m

#### Location

Master Bedroom - 4.24m x 3.26m

Ensuite Shower - 2.89m x 1.48m

Bedroom 2 - 4.47m x 2.91m

Bedroom 3 - 3.76m x 2.94m

Bathroom - 2.43m x 1.82m

Location: Larkfield Road is positioned minutes from the train station and local amenities. The village offers a variety of essential shops including Post Office, chemist, doctors, dentist, optician, hairdressers, library, Co-op, award winning delicatessen and restaurants. Lenzie also has various leisure facilities including tennis, golf and rugby clubs and the main Kirkintilloch Leisure Centre is only a few minutes away. The property is within the catchment area of well quoted local primary and secondary schools (including Lenzie Academy and St Ninian's High School)

Transport Links: Lenzie is conveniently placed within easy reach of Glasgow city centre and Edinburgh. A regular train service to Glasgow Queen Street taking approximately 9 minutes and 40 minutes to Edinburgh. Just a short drive is the new link road leading to the M80 connecting to the main M8 motorway with links across central Scotland. There is also a regular bus service to Glasgow city centre and neighbouring villages.

Council Tax: EDC Band E

EER: Rating C

Home Report: Available on request

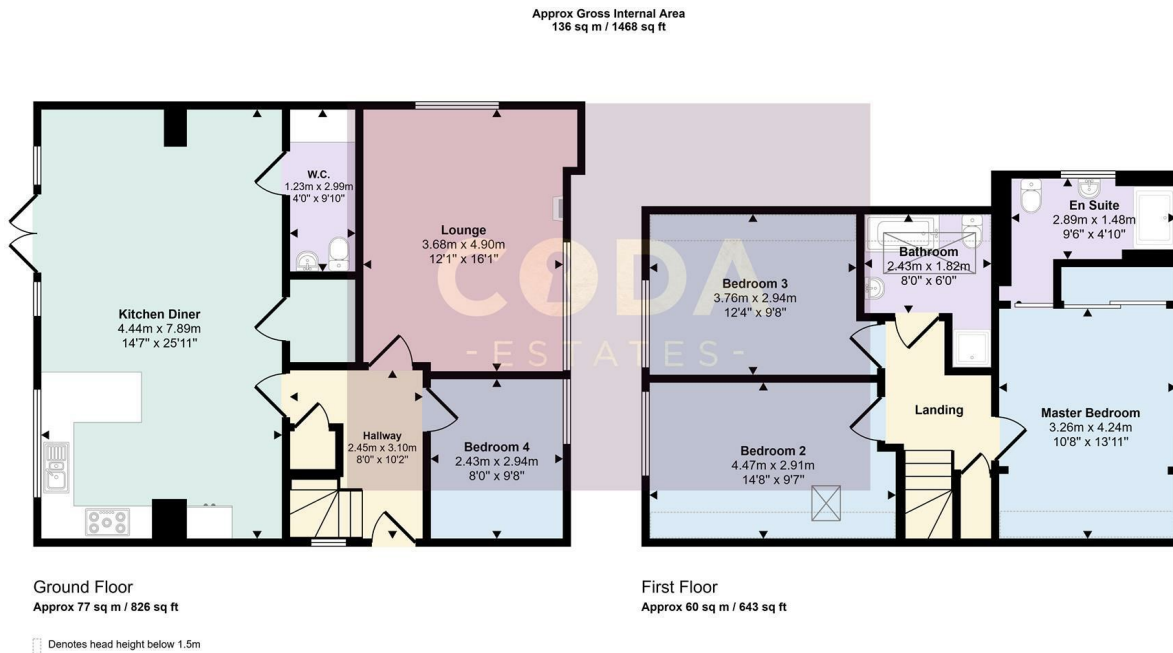
Catchment area: Lenzie Meadow Primary School, Holy Family Primary School, Lenzie Academy & St Ninian's High School.

Viewings: Arranged Strictly By Appointment

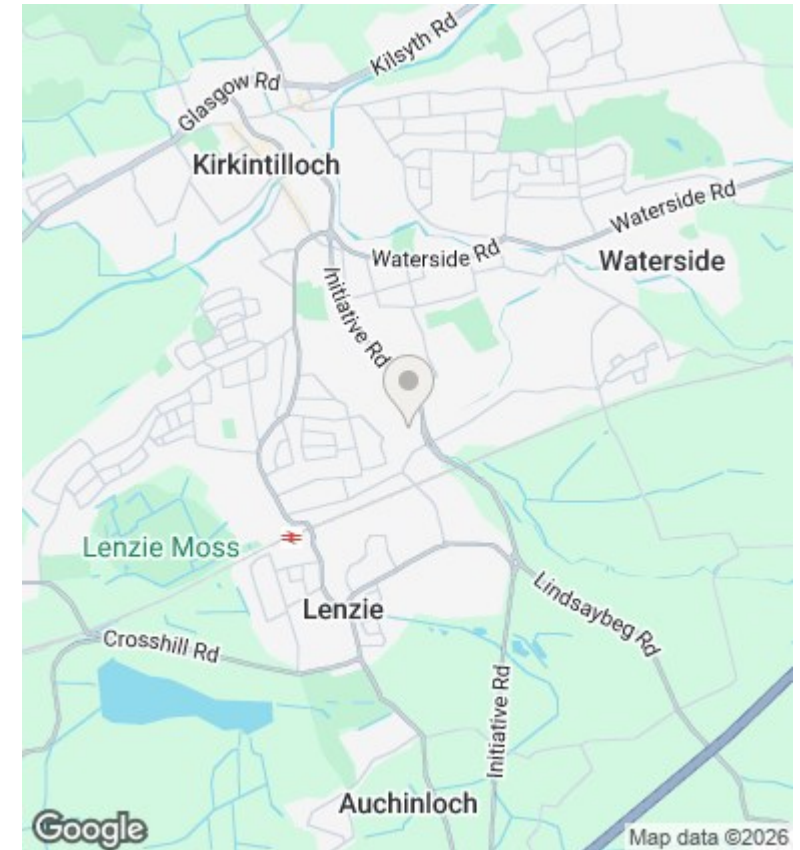
CODA Estates provide a free valuation service. If you are considering selling your own home and require any assistance please contact the office on 01417751050.







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## Directions

## Viewings

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

## Council Tax Band

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>Scotland</b>		EU Directive 2002/91/EC	