



## 6 Davidston Place,, Lenzie,, Glasgow, G66 5NL

Offers Over £295,000

- \*\*\* Fantastic Residential Location \*\*\*
- Thoughtfully Extended
- Fully Fitted Kitchen with Integrated Appliances
- Fully Enclosed Rear Garden
- EER - E
- 3 Bedroom Semi-Detached Property
- Spacious lounge
- Dining Area with Feature Skyline Windows.
- GCH, DG
- Council Tax Band - D

# 6 Davidston Place,, Glasgow G66 5NL

This beautifully presented and thoughtfully extended three-bedroom semi-detached property offers exceptional space, style, and flexibility, making it an ideal family home in a highly desirable Lenzie setting.



Council Tax Band: D



Upon entering, you are welcomed into a bright and spacious front-facing lounge, flooded with natural light and offering an elegant yet comfortable living space. The lounge leads seamlessly into a well-appointed, modern fully fitted kitchen, complete with an abundance of floor and wall-mounted units and generous worktop space—perfect for everyday living and culinary enthusiasts alike.

To the rear, the home truly comes into its own with a stunning dining area featuring skylight windows and direct access to the garden via patio doors. This impressive space forms the heart of the home, ideal for entertaining and family gatherings.

The ground floor is further enhanced by a luxurious rear extension, creating an opulent master bedroom suite with patio door access to the rear garden, along with a stylish, contemporary shower room.

Upstairs, the property offers two generously proportioned bedrooms, both benefiting from built-in wardrobes, as well as a modern family bathroom completing the accommodation.

Externally, the property boasts a private, fully enclosed rear garden providing a secluded setting—perfect for relaxation and al fresco dining. To the front, a mono blocked driveway offers convenient off-street parking.

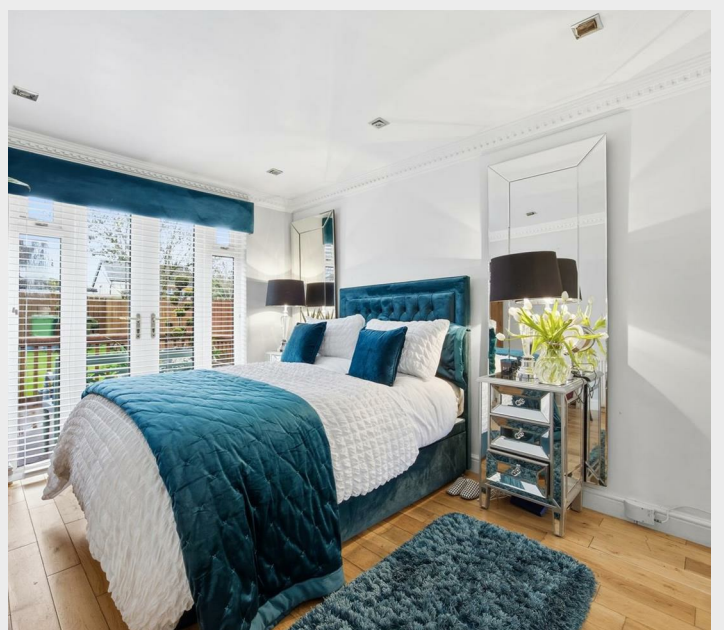
This exceptional home combines quality finishes with versatile living space, and early viewing is highly recommended to fully appreciate all that is on offer.

#### Location

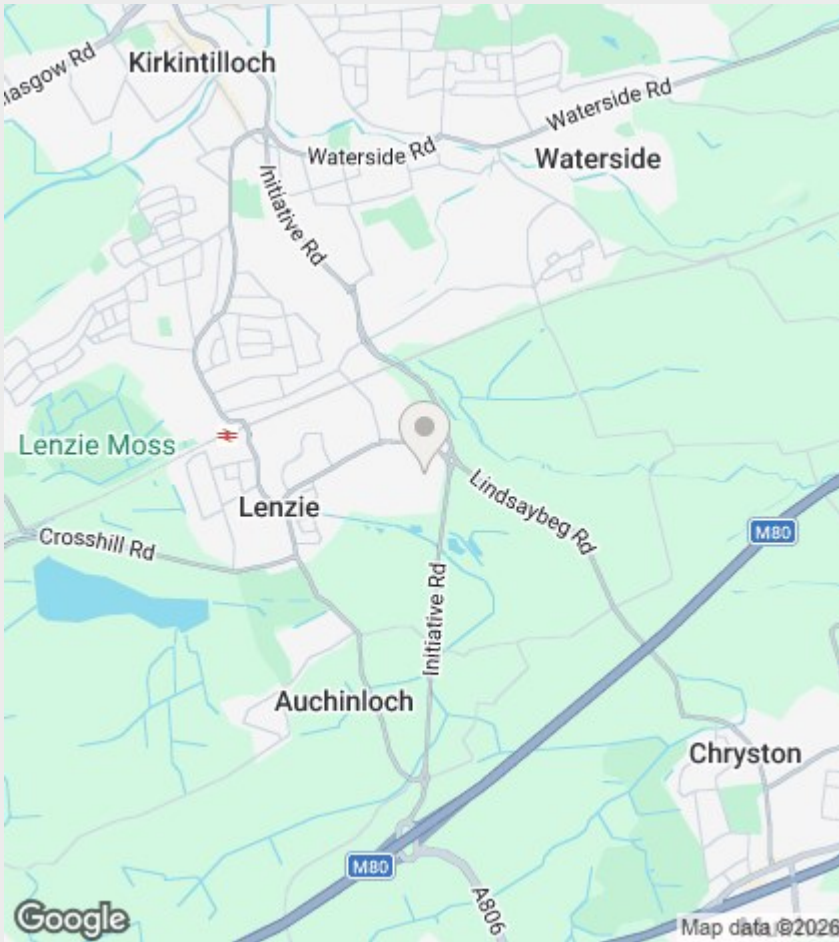
Davidson Place is an attractive address, occupying a convenient position close to the village. The property is perfect for those looking to reside within close proximity of good schools and local amenities, yet wish to enjoy the privacy and tranquility of a most private residence. Lenzie is ideally situated 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  
Viewings Strictly By Appointment

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







## Directions

## Viewings

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

## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			73
(55-68) <b>D</b>		47	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	

