



## 59 Larkfield Road, Lenzie, Glasgow, G66 3AS

Offers Over £345,000

- Professionally Extended Semi-Detached Property
- Open Plan Lounge/Dining Area
- Tasteful Family Bathroom with Separate Shower
- EER - D
- Maintained & Presented to an Exceptional Specification
- Stylish, Well Appointed Kitchen
- Private Rear Garden, Garage, GCH, DG, House Alarm & Solar Panels
- 3 Bedrooms - 2 with Ensuite Shower Facilities
- Separate Utility with Door Leading Externally
- Close To All Local Amenities & Transportation Links

# 59 Larkfield Road, Glasgow G66 3AS

A bright and attractive, professionally extended three bedroom semi-detached villa set within a generous garden plot within this popular area of Lenzie. Internally, this fabulous family home is offered in fabulous order throughout and benefits from generous accommodation over two levels, including the most inviting open plan lounge/dining area and 2 bedrooms boasting ensuite facilities. Early viewing will be imperative. EER -D



Council Tax Band: D



Situated within a central location, this 3 bedroom, semi-detached home provides excellent family accommodation over two levels. The property has been professionally extended and is located within a quiet residential location, close to Lenzie Academy, a number of primary schools, Lenzie train station and local shops.

The home offers spacious living accommodation comprising inviting reception hallway, generous open plan lounge/ dining room, with french doors leading to the rear garden. The well appointed kitchen comes complete with adequate base and wall mounted units, contrasting work surface and a number of integrated appliances. Flowing naturally from the kitchen is the utility room which has a door leading externally to the side. Bedroom 3 is located on the ground floor and is currently used as a home office area with quality built in wardrobe storage. The magnificent house bathroom completes the downstairs accommodation. The bathroom has been re-configured, providing both a free standing bath and separate thermostatic shower.

Upstairs you will find 2 delightful double bedrooms both boasting attractive ensuite shower facilities. The master bedroom is a very generous, bright room with the natural light flowing in from either side of the house. There is also the added benefit of bespoke fitted wardrobe storage.

The property benefits from Home Security System, Solar Panels, Gas Central Heating, Double Glazing, Mono-blocked Driveway, Detached Garage (with water, electricity & electric up and over door), adequate storage throughout including loft and eave storage space and a private established level garden plot. The rear garden is fully enclosed & landscaped resulting in a low maintenance outdoor space for relaxing and/or entertaining, which is not overlooked.

#### 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

Lounge - 4.67m x 3.78m

Dining Area - 3.79m x 3.21m

Kitchen - 5.72m x 2.30m

Utility Room - 1.87m x 1.47m

Bathroom - 3.53m x 1.65m

Downstairs Bedroom 3/Home Office - 3.90m x 2.00m

#### Location

Master Bedroom - 6.64m x 2.70m

Ensuite Shower Room - 1.97m x 1.97m

Bedroom 2 - 3.71m x 2.81m

Ensuite Shower Room - 2.24m x 1.94m

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 D

EER: Rating D

Home Report: Available on request

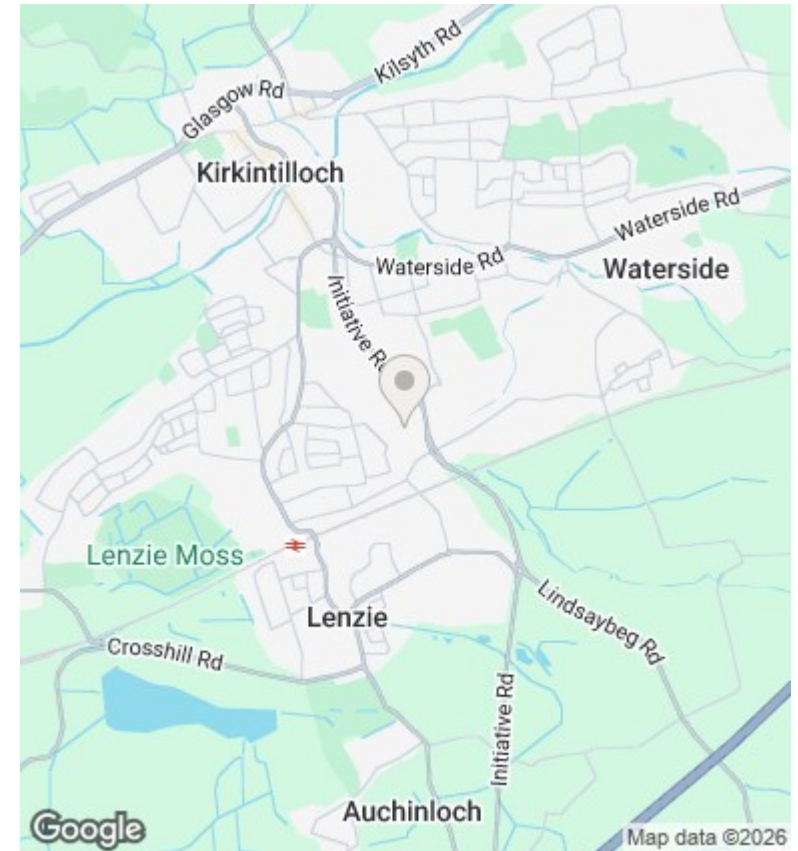
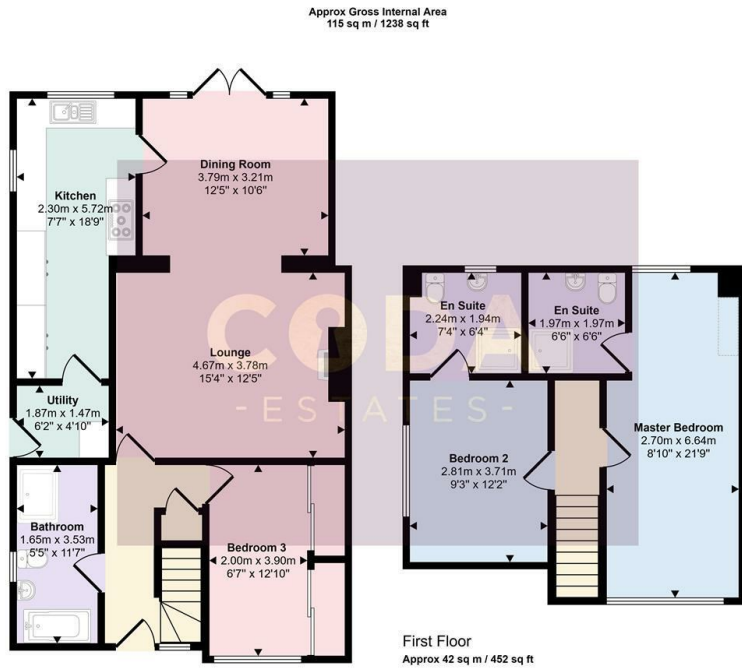
Catchment area: Lenzie Meadow Primary School, Holy Family Primary School, Lenzie Academy & St Ninian's High School.

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.







## 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>		<b>81</b>
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(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	