



3 Corrie Place, Lenzie, Glasgow, G66 5PH

Offers Over £340,000

- *** Immaculate 4 Bedroom Semi-Detached ***
- Magnificent Open Plan Kitchen/Lounge/Dining Area with Bi-Fold Doors
- Attractive Bathroom with Thermostatic Shower
- EER - C
- Professionally Extended / High Specification
- One Bedroom Downstairs (could be a further reception room)
- Pristine Garden with Decking & Patio Area, Driveway, GCH & DG
- Tastefully Presented & Maintained
- Utility Area & Downstairs w/c
- Close To All Local Amenities, Schooling & Transportation Links

3 Corrie Place, Glasgow G66 5PH

*** Exceptional Family Property *** The current owners have created the most magnificent family home, up-graded and maintained to a extremely high specification throughout. Corrie Place is a delightful cul-de-sac close to all local amenities, reputable schooling and transportation links. The professionally extended property provides flexible, functional and stylish living over two levels making early viewing imperative. EER - C



Council Tax Band: E



Located within a quiet plot this family home is a true credit to the current owners. The property has been maintained, professionally extended, presented and up-graded in recent years. Early viewing will be imperative. Accommodation flows thoughtfully over two levels, comprising welcoming reception hallway, family room located to the front of the property (currently used as bedroom 4). The home then opens into a most delightful open plan space. This natural hub has been designed for the rigours of modern living with oak engineered flooring throughout. The contemporary kitchen flows to the large living/dining space with the clever bi-folding doors opening out onto the outdoor decked area beyond. The new kitchen has been finished to a high specification with a number of quality integrated appliances including wine fridge and dishwasher, Dekrstone work surfaces and a SMEG 50's style Retro Fridge Freezer. Off the kitchen you will find the useful utility area with drying rails and the attractive w/c.

On the upper level you will find two double bedrooms and a good size single room (all with built in storage). Each bedroom has been well presented and maintained. Completing the accommodation is the stunning house bathroom. The bathroom boasts vanity storage, thermostatic shower, chrome towel rail and is finished beautifully with decorative tiling.

Externally the garden ground is designed for low maintenance. The front garden provides space for off street parking. The rear garden is fully enclosed, ideal for pets and or small children. There is a large raised decked area and patio providing outside space for relaxing and entertaining.

Room Dimensions

Entrance Hallway

Family Room - 4.10m x 3.10m

Kitchen - 5.00m x 3.50m

Lounge/Dining - 6.25m x 3.85m

Utility Area - 2.00m x 1.30m

w/c - 1.30m x 1.30m

Master Bedroom - 4.25m x 3.05m

Bedroom 2 - 3.60m x 3.05m

Bedroom 3 - 3.5m x 2.40m

Bathroom - 1.95m x 1.70m

Location

Located in the popular Wimpey development, Corrie Place is an attractive address, occupying a quiet cul-de-sac 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 tranquillity 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

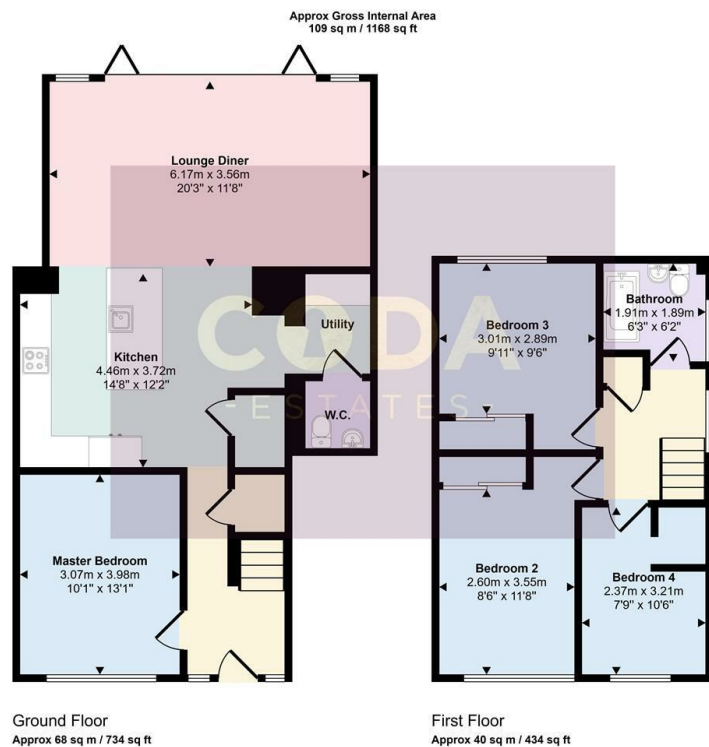
EER - C

Viewings Strictly By Appointment

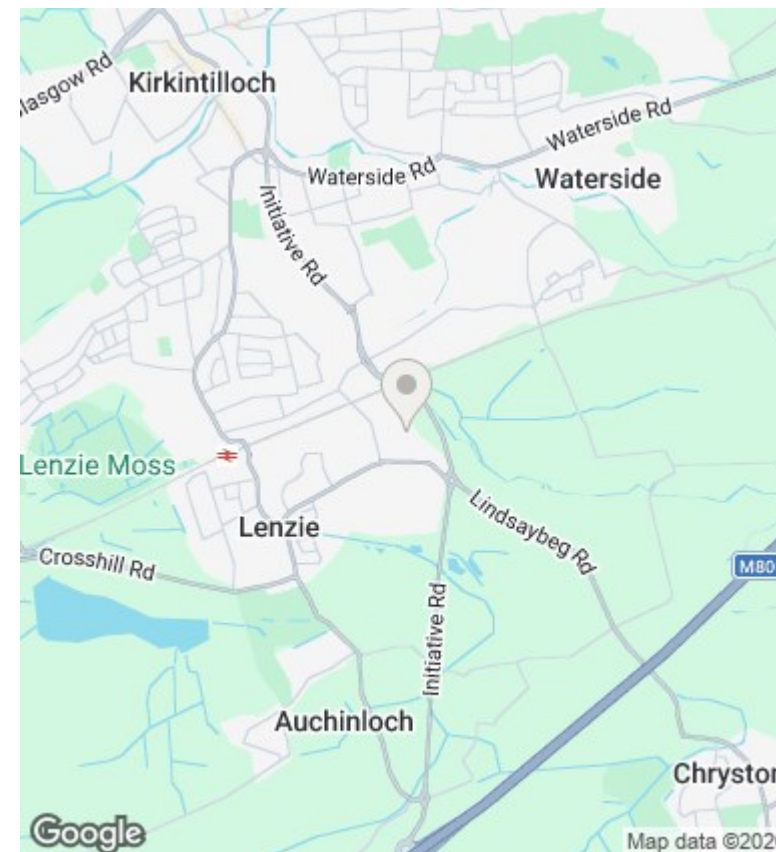
CODA Estates provide a free valuation service. If you are considering selling your own home please telephone 0141 775 1050.







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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC