



3 Millersneuk Avenue, Lenzie, Glasgow, G66 5HJ

Offers Over £210,000

- Fabulous One Bedroom Semi-Detached Bungalow
- Generous Lounge with Spacious Conservatory Off
- Private Rear Garden
- EER - C
- Wonderful Lenzie Location
- Stylish Kitchen & Shower Room
- Driveway, Garage, GCH & DG
- Well Presented & Maintained Throughout
- Double Bedroom to the Front
- Close To Local Amenities & Transportation Links

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A wonderful opportunity to acquire an attractive one bedroom, semi-detached bungalow, located within a very desirable pocket of Lenzie. The property has been well maintained and presented throughout, benefitting from a generous reception lounge, conservatory, double bedroom (with wardrobe storage), contemporary shower room, garage, driveway and private garden plot. Early viewing is imperative. EER - C.



Council Tax Band: D



This seldom available, semi-detached bungalow offers ideal accommodation for anyone looking to downsize. The property is ideally located close to local amenities and is particularly well positioned to access public transport links.

The entrance is on the side of the house and opens into a welcoming hallway with access off to the principal apartments. There is a large walk in storage cupboard off the hall and access to the loft. The lounge is generous room, quietly positioned to the back of the house. Double doors lead from the lounge into the conservatory which enjoys an attractive outlook. There is a door from the conservatory leading out to the rear gardens. The kitchen is to the front of the property and is well appointed with a range of modern units incorporating integrated fridge freezer, dishwasher, oven and hob. There is a generous double bedroom at the front of the house with fitted wardrobes along one wall. The internal accommodation is completed by a contemporary shower room with walk in shower enclosure.

Externally the property is set in attractive landscaped gardens. The front gardens have established planted beds and a small lawn, laid in artificial grass. A driveway to the side provides off street parking and leads to the detached garage. The garage has electric operated up and over door. The rear gardens have been landscaped in a practical low maintenance style. The house has double-glazed windows and a gas fired central heating system. It offers tremendous potential for development, subject to planning permission

Room Dimensions

Entrance Hallway -

Lounge - 3.90m x 3.43m

Conservatory - 2.88m x 2.60m

Kitchen - 3.22m x 2.35m

Shower Room - 2.25m x 1.61m

Bedroom - 3.71m x 3.25m

Location: Millersneuk Ave is a prestigious address positioned a short walk from the train station and all local amenities. The village offers a variety of essential shops including 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.

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.

Viewings: Arranged Strictly By Appointment

Council Tax: EDC Band D

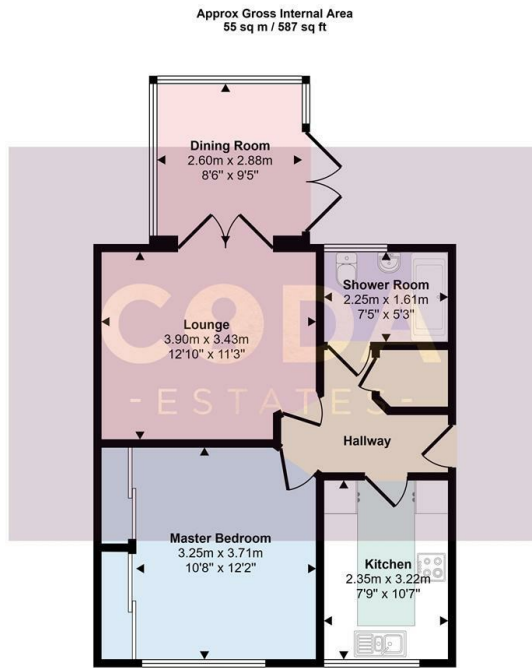
EER: Rating C

Home Report: Available on request

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.

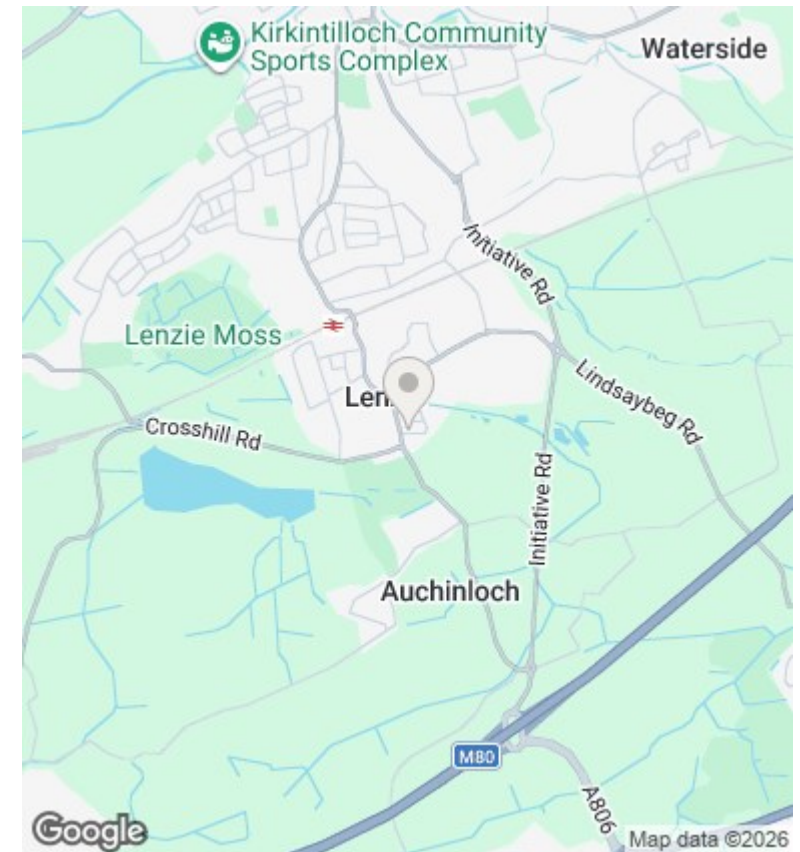






Floorplan

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

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC