CODA
-ESTATES-









14 Orchardfield, Lenzie,, Glasgow, G66 5QG

Offers Over £220,000

- Fabulous Residential Location
- Well Maintained & Presented Throughout
- Modern Family Bathroom Suite
- Substantial Driveway & Detached Garage
- EER- D
- Semi-Detached Property
- Contemporary Kitchen With Door To Rear
- Private Rear Garden
- GCH, DG
- Close To All Local Amenities, Transportation Links & Schooling

2-4 Heath Avenue, Lenzie, Glasgow, G66 4LG
01417751050

sales@codaestates.co.uk
www.codaestates.co.uk

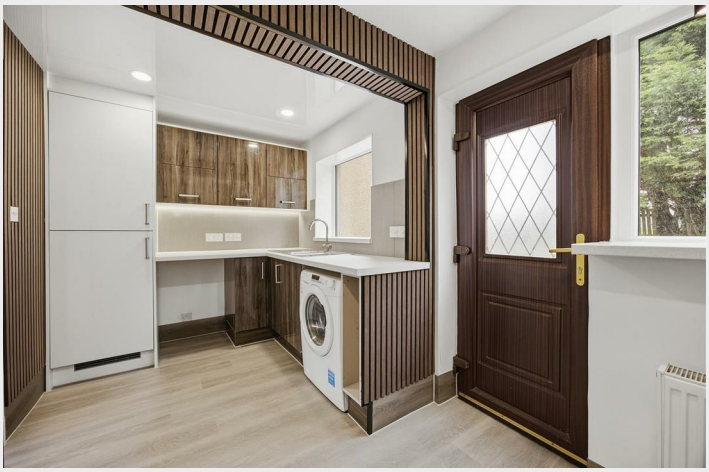
14 Orchardfield, Glasgow G66 5QG

CODA Estates are delighted to present to the market this beautifully maintained and immaculately presented two bedroom semi-detached home, occupying an excellent plot within a highly desirable residential development in Lenzie. Offering well-proportioned accommodation, a private rear garden, substantial driveway and detached garage, this attractive home is sure to appeal to a wide range of buyers including first-time purchasers and those looking to downsize.

2 1 1 D

Council Tax Band: D







Presented to a high standard throughout, the property has been thoughtfully maintained by the current owner to create a welcoming and comfortable home. Early viewing is highly recommended to fully appreciate the quality of accommodation and excellent setting on offer.

The property is ideally positioned for access to a wide range of local amenities, highly regarded schooling and excellent transport links. Lenzie train station is within easy reach, providing regular services to Glasgow and surrounding areas, while the nearby motorway network offers convenient access to Glasgow, Stirling and beyond.

Internally, the accommodation begins with a welcoming entrance hall which leads through to the bright and spacious front-facing lounge. This well-proportioned reception room provides an ideal space for relaxing and entertaining. Located off the lounge is the contemporary fitted kitchen, which is equipped with a good selection of base and wall-mounted units, contrasting work surfaces and a range of appliances.

The upper floor comprises two well-proportioned bedrooms and a versatile box room, offering excellent flexibility to suit a variety of needs, whether utilised as a home office, nursery, guest room or additional storage space. The modern family bathroom is fitted with a contemporary suite and useful vanity storage, while a generous cupboard off the upper landing provides valuable additional storage. Further storage is available within the attic space, accessed from the upper landing.

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Externally, the property enjoys an excellent plot with a fully enclosed rear garden laid predominantly to lawn, providing a safe and private outdoor space for children, entertaining or simply enjoying the garden. The front of the property benefits from a large driveway providing excellent off-street parking and leading to the detached single garage.

The generous plot also offers potential for future extension, subject to the necessary planning consents and permissions, adding further appeal and flexibility for prospective purchasers.

This is an excellent opportunity to acquire a truly appealing three bedroom semi-detached home in a sought-after Lenzie location. Given the property's immaculate condition, generous plot, excellent parking and proximity to local amenities, schooling and transport links, early viewing is essential as a high level of interest is anticipated.





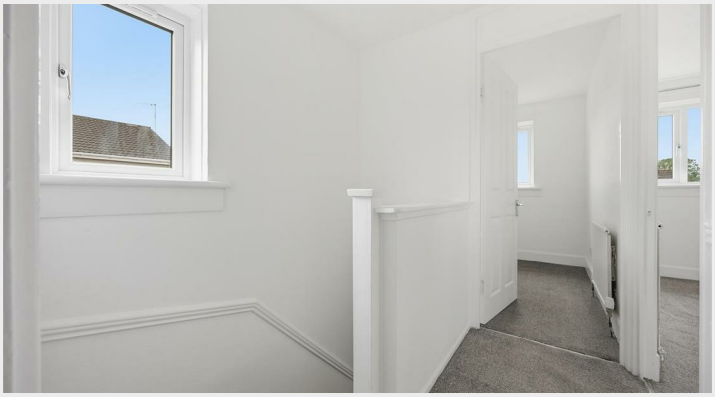










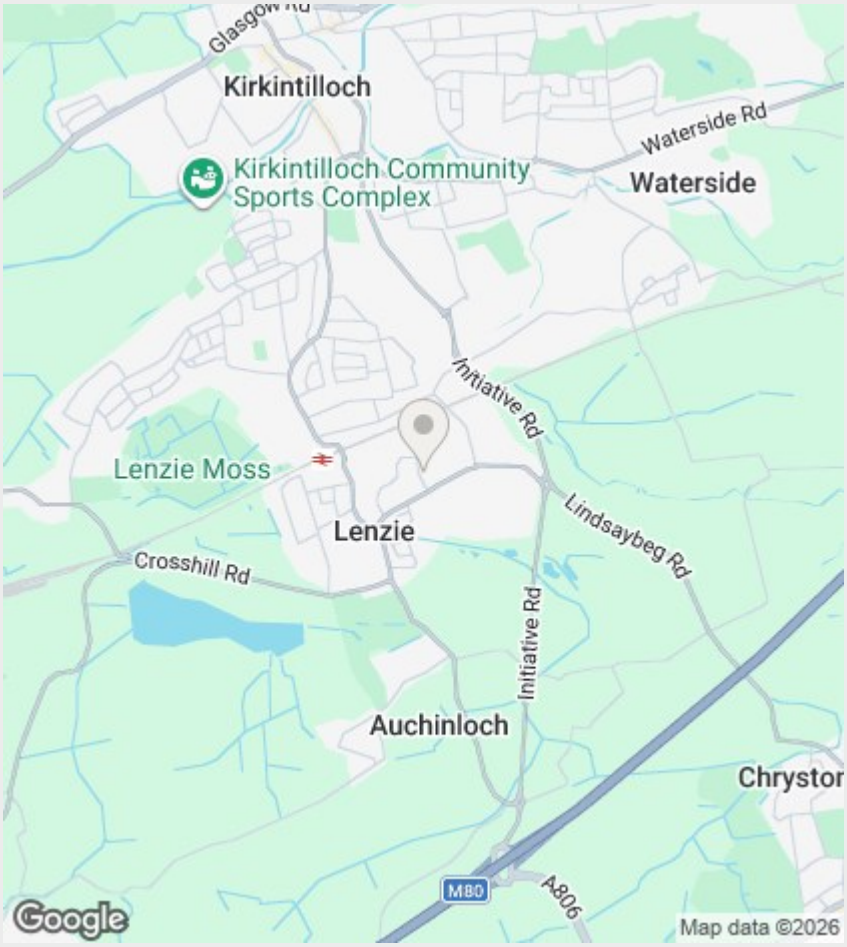












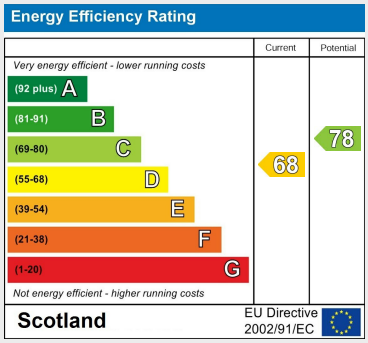
Directions

Viewings

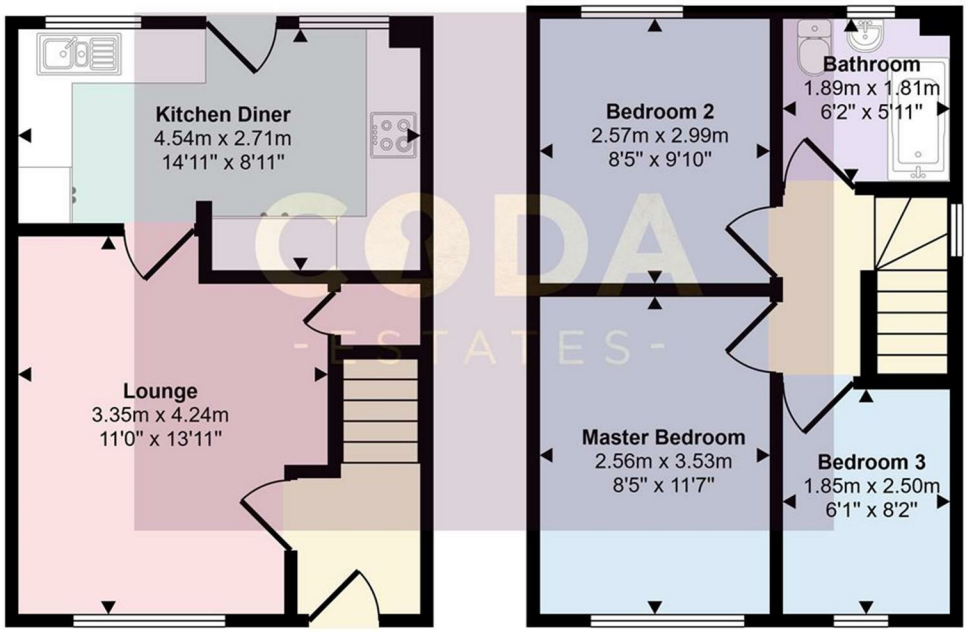
Viewings by arrangement only. Call 01417751050 to make an appointment.

EPC Rating:

D



Approx Gross Internal Area
60 sq m / 645 sq ft



Ground Floor
Approx 29 sq m / 317 sq ft

First Floor
Approx 30 sq m / 328 sq ft

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

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