



Semi Detached Bungalow

22 Third Avenue
Auchinloch
G66 5EA



22 Third Avenue, Auchinloch, G66 5EA

Extensively improved both internally and externally, this charming SEMI BUNGALOW offers beautifully presented and generously proportioned “all on the level” accommodation.

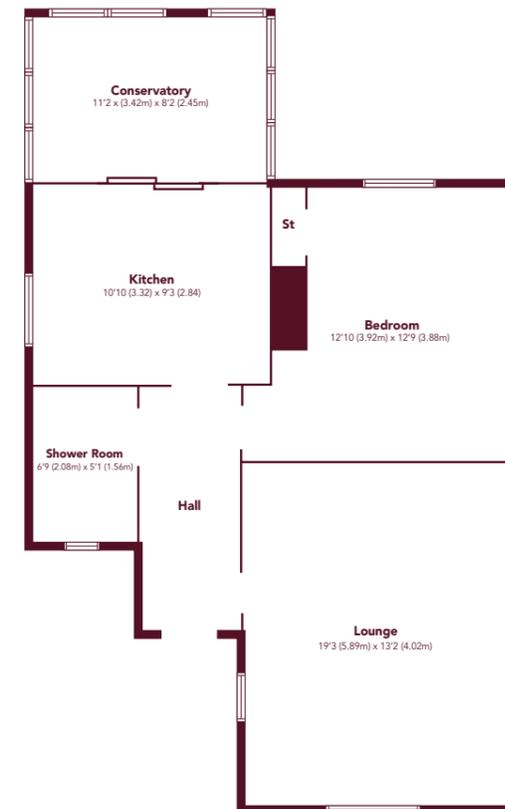
Decorative double glazed and PVC front door onto reception hall with hardwood parquet floor finish, immediately impressive 19'3 x 13' lounge enjoying dual aspects with windows to front and side, hardwood oak floor finish and marble fireplace with inset living flame remote controlled log effect gas fire, generous double bedroom overlooking rear garden, extensive built-in fitted furniture and deep recessed storage cupboard, fully fitted larger breakfasting kitchen with aspects to side and patio doors onto adjacent conservatory, the preparation area comprises extensive floor and wall mounted white veneer fronted units, complimentary work tops, tiled splash back and floor finish, integrated oven, hob and hood, the conservatory has full length windows and door onto the enclosed rear garden, modern fitted and fully tiled shower room comprising three piece suite to include a large contoured wash hand basin built into vanity unit.

The specification includes gas central heating and PVC double glazing. Private gardens to front and rear. Driveway to side.

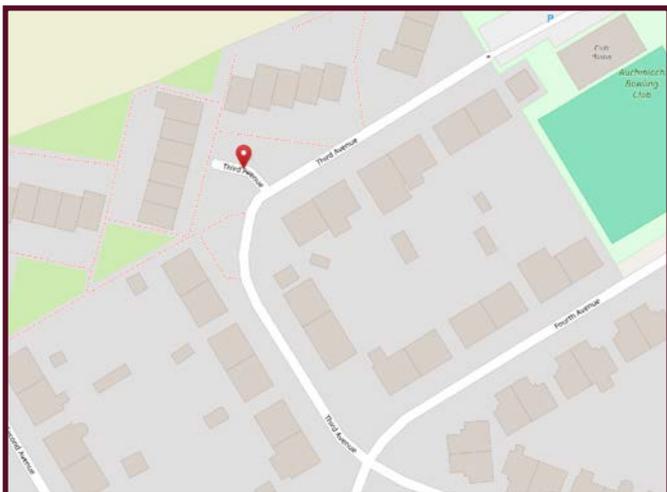
The property is situated nearby Auchinloch Primary and Lenzie Golf Club, only a few minutes to Lenzie and Lenzie Station and access to the by-pass and M80 onward to Edinburgh and Glasgow.

Measurements

LOUNGE	19'3 (5.89m) x 13'2 (4.02m)	KITCHEN	10'10 (3.32m) x 9'3 (2.84m)
BEDROOM	12'10 (3.92m) x 12'9 (3.88m)	SHOWER ROOM	6'9 (2.08m) x 5'1 (1.56m)
CONSERVATORY	11'2 (3.42m) x 8'2 (2.45m)		



Floorplans are indicative only - not to scale
Produced by Plush Plans Ltd



Travel Directions

Traveling south along Auchinloch Road from the mini roundabout at the junction with Crosshill Road, Lenzie Golf Club on right, turn right onto Langmuirhead Road (just before the Golden Pheasant) continuing along onto First Avenue (Auchinloch Primary on right), next left onto Third Avenue and number 22 is on left.

Viewing

Strictly by appointment.

Please call our Property Department on 0141 204 2833

EPC

D

Council Tax

Band B.

Interest

If, having viewed, this property is of further interest to you, please ask your Solicitor to note interest on your behalf., otherwise it may be sold without you having the opportunity to offer.

Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



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