



## 2 Gadloch Avenue, Lenzie, Glasgow, G66 5NP

Offers Over £425,000

- \*\*\* Executive Detached Property \*\*\*
- Bright & Spacious Reception Lounge
- Downstairs w/c, Adequate Storage Throughout
- Lenzie Academy Catchment
- Spectacular Views
- Bespoke Open Plan Dining Kitchen with Utility Off
- Driveway, Double Garage & Spacious Garden Plot
- 5 Bedrooms - Master Ensuite
- House Bathroom
- Close to all Local Amenities, Transportation Links and Local Schooling

## 2 Gadloch Avenue, Glasgow G66 5NP

\*\*\* New Attractive Price \*\*\* This substantial detached property provides flexible family accommodation over two levels. Homes in this vicinity are seldom available, however highly sought after, making early viewing essential. Accommodation comprises 5 bedrooms, (master ensuite) large reception room, spacious dining kitchen, utility room, house bathroom and downstairs w/c EER – C



Council Tax Band: G



An immaculate and beautifully presented detached villa situated in a fantastic location with superb views to the rear overlooking the Lenzie Golf Course and the Gadloch beyond. Viewing is essential.

Sitting in this well-regarded location, close to local amenities and sought after schools, this impressive villa provides flexible accommodation creating a wonderful family home.

This property has the reception rooms located on the entrance level flowing downstairs, where the majority of the bedrooms are located.

In summary, accommodation consists of entrance porch, welcoming reception hallway, bright and spacious formal lounge with glazed double doors leading to the open plan dining kitchen area. The bespoke Mulberry kitchen was installed by the current homeowners providing a functional, well equipped area complete with ample storage and a number of quality integrated appliances. Off the kitchen is the very useful utility room. From the main hallway you will find the master bedroom with ensuite facilities. The current home owners use this area as a family reception room, showing how flexible the home can adapt to individual requirements. Bed 5 is used as a home office area, with window over looking the front of the property. Completing this floor is the stylish family bathroom, with vanity storage, over the bath thermostatic shower and heated towel radiator.

The stairs lead down to the level below where you will find 3 generous bedrooms over looking the rear garden (two of these bedrooms benefit from built in wardrobe storage). On this level you will also find a w/c and the side door leading to the garden ground/patio area beyond.

Further benefits include GCH, DG, large driveway and double garage.

Externally the property sits within a substantial corner plot. The owners have positioned the extensive patio area to the side to capture the majority of the sunshine throughout the day. The ground has been partitioned to enclose a safe outdoor environment for young children and family pets, while at the same time providing a private area to relax and/or entertain.

#### Room Dimensions

Porch

Entrance Hall

Lounge - 5.69m x 4.29m

Dining Kitchen - 6.93m x 3.13m

Utility Area - 2.36m x 1.43m

Master Bedroom - 4.19m x 3.90m

Ensuite - 2.76m x 1.61m

Office/Bedroom 5 - 3.11m x 2.76m

House Bathroom - 2.78m x 1.80m

Bedroom 2 - 4.07m x 3.11m

Bedroom 3 - 3.99m x 3.26m

Bedroom 4 - 4.01m x 2.26m

w/c -1.92m x 1.10m

#### Location

Located in a locally admired select development just off Auchinloch Road, Gadloch Ave is well placed being close to the centre of Lenzie and opposite Lenzie Golf Club. The train station, where there is a regular service to both Glasgow and Edinburgh is about 0.5 of a mile by foot. Bus routes to both Glasgow and Kirkintilloch are within a few minutes' walk of the property. The property lies within the catchment of Lenzie Academy and several local primary schools are all within easy reach, as are all local amenities. Glasgow City Centre is also just some 8 miles away by road via the M80 for those who commute.

Home Report Available on Request

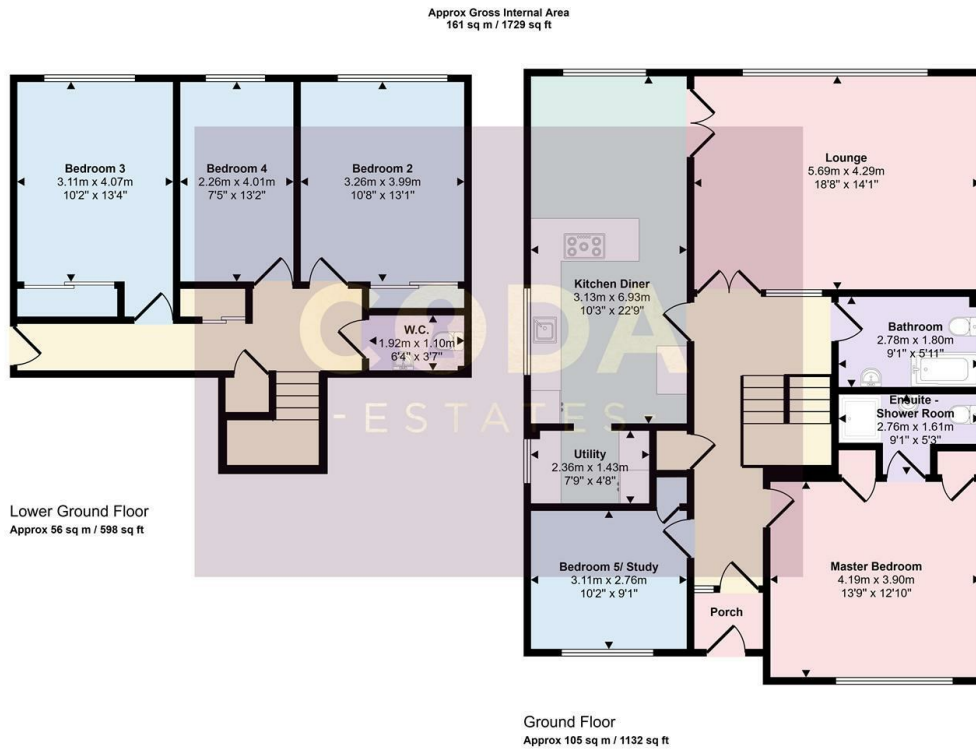
EER - C

Viewings Strictly By Appointment

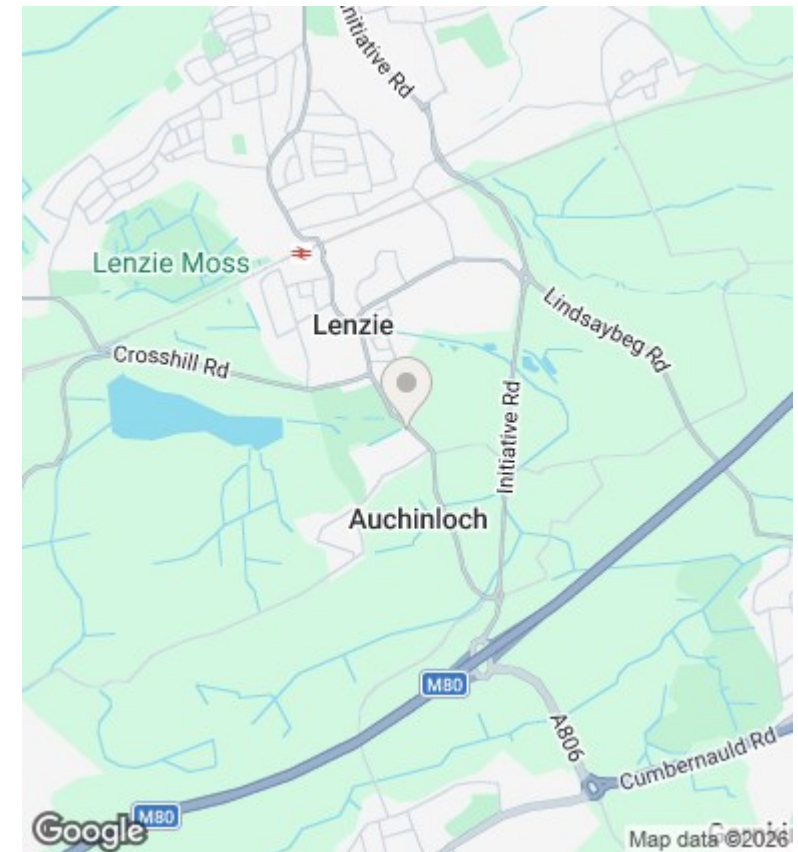
CODA Estates provide a free valuation service. If you are considering selling your own home please telephone 0141 775 1050.







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

G

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	79
(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	