



## 6 Marguerite Gardens, Lenzie, Glasgow, G66 4HB

Offers Over £195,000

- Quiet Residential Location
- Kitchen with Rear Porch Off
- DG, Floored Loft Space & Private Garden.
- EER - C
- 2 Bedroom Mid Terraced Property
- Small Conservatory & Bathroom
- Lenzie Academy Catchment Area
- Spacious Lounge
- GCH (Full New Heating System Installed)
- Close To All Local Amenities & Transportation Links



## 6 Marguerite Gardens, Glasgow G66 4HB

This is an attractive 2 bedroom mid terrace property located within a popular residential area close to local amenities. The current owners have maintained and presented the property to a high standard throughout making early viewing imperative. For further information or to arrange an appointment to view please call 01417751050. EER - C



Council Tax Band: D



This spacious two bedroom mid terraced home has been maintained and presented throughout, recently redecorated, with a number of home improvements being implemented. Positioned within a quiet cul-de-sac, within close proximity to excellent schooling, excellent transport links and a wide range of amenities, early viewing is imperative.

Internal accommodation comprises:- welcoming entrance hall, bright and spacious lounge, with hardwood flooring and box window, and a well appointed kitchen, with ample base and wall mounted units, tiled splashback and access to a rear vestibule, which boasts a sizeable walk- in cupboard. Furthermore, the property benefits from having a small conservatory, which provides access out to the rear gardens.

On the first floor, there is an exceptionally generous master bedroom, which offers almost 15 square meters of floor space, built-in wardrobes, with sliding doors, box window and a large walk-in cupboard, positioned over the stairs. The second bedroom is also a double size and enjoys a quiet position to the rear of the home. Finally, the family bathroom has a mix of tile and wet wall and benefits from an electric shower, positioned over the bath.

Further benefits of the property include gas central heating (entirely replaced), double glazing throughout and floored attic space, accessed via a hatch and loft ladder.

Externally, there are low maintenance gardens to the front and rear of the property, with the rear having a decked patio area, tidy lawn and access to a service lane.

#### Schools

Marguerite Gardens lies within the school catchment area for Lenzie Meadow Primary, Holy Family Primary, Lenzie Academy and St Ninians High School.

#### Room Dimensions

Entrance Hall

Lounge - 4.71m x 3.91m

Kitchen - 3.23m x 2.36m

Rear Porch - 2.14m x 1.48m

Small Conservatory - 2.85m x 1.68m

Master Bedroom - 3.71m x 3.19m

Bedroom 2 - 2.93m x 3.33m

Bathroom - 1.87m x 1.79m

#### Location

Marguerite Gardens is set within a quiet residential area of Lenzie just off Beech Road and set within close proximity of Lenzie schooling and walking distance to Lenzie train station within a 5 minute walk. The village offers a variety of essential shops including, chemist, doctors, library, convenience stores, dentist, hairdressers, 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. Lenzie train station is within a two minute walk away which offers a regular line to Glasgow Queen Street in 9 minutes and Edinburgh Waverley in approximately 30 minutes. 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 route to Glasgow city centre and neighbouring villages.

Viewings: Arranged by appointment.

Home Report : Available on Request

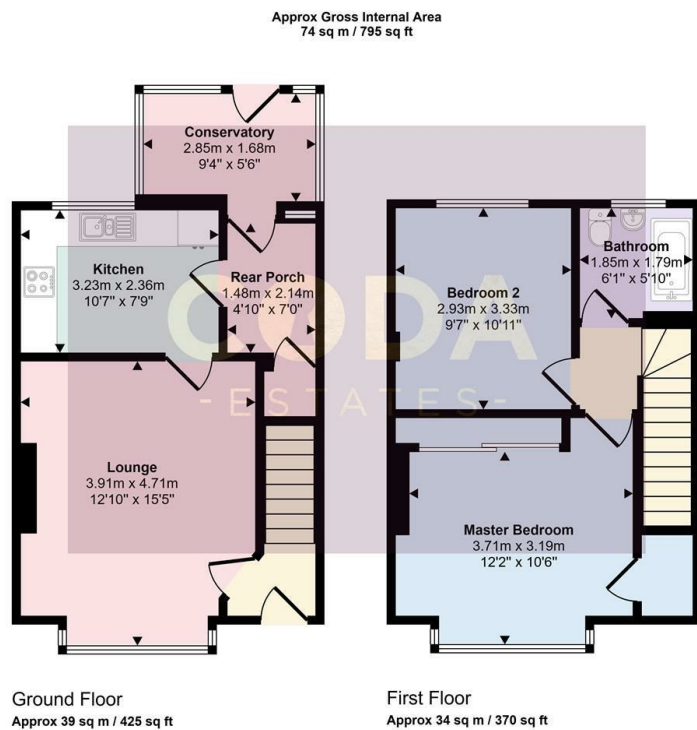
EER - C

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

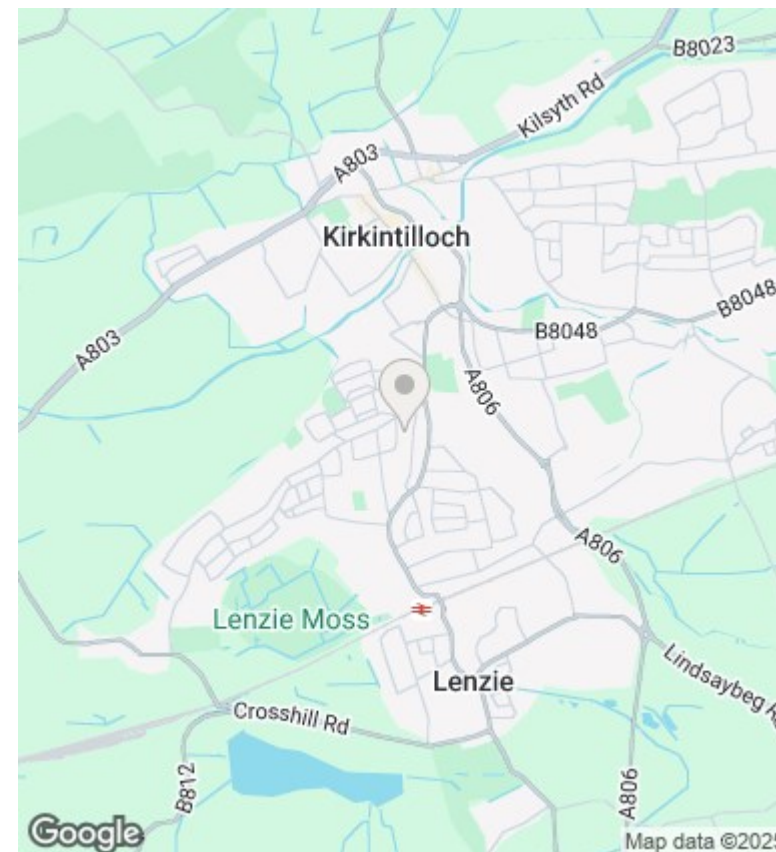








This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## Directions

## Viewings

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

## Council Tax Band

D

| Energy Efficiency Rating                    |           |                         |
|---|-----------|-------------------------|
|   | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>88</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            | <b>71</b> |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| Scotland                                    |           | EU Directive 2002/91/EC |