



4 Alder Avenue, Lenzie, Glasgow, G66 4JE

Offers Over £235,000

- Enjoy the privacy and convenience of a quiet corner plot with a driveway and garage
- Generous kitchen diner ideal for family meals and social gatherings
- Family bathroom and convenient downstairs WC for modern living
- Peaceful location within a sought-after Lenzie neighbourhood
- Excellent transport links for commuting to Glasgow and surrounding areas
- Spacious dual-aspect lounge perfect for relaxing or entertaining family and friends
- Three well-proportioned double bedrooms offering comfort and versatility
- Enclosed rear garden providing a safe space for children and pets
- Close to local schools, shops, and amenities, making daily life easy
- Energy efficiency rating - D

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**** Closing Date - Friday 19th December 12pm **** Nestled on a quiet corner plot in desirable Lenzie, this three-bedroom semi-detached home combines comfort, style, and convenience. With spacious living areas, a generous kitchen diner, and private outdoor space, it's perfect for families or anyone seeking a relaxed, modern lifestyle within easy reach of local amenities and transport links.



Council Tax Band: C



Situated on a quiet corner plot within the desirable Alder Avenue, this well-proportioned three-bedroom semi-detached home offers bright, flexible living space ideal for families, first-time buyers, or those seeking a comfortable home in a highly regarded area. The property benefits from a private driveway and detached garage, along with enclosed garden grounds offering excellent privacy.

Internally, the accommodation comprises a welcoming entrance hallway leading to a dual-aspect lounge filled with natural light. The spacious kitchen diner provides ample room for everyday dining and entertaining, with direct access to the garden. A convenient downstairs WC completes the ground floor.

Upstairs, there are three generous double bedrooms, each offering excellent storage and space for furnishings. A modern-style three-piece family bathroom with contemporary tiled finish serves the upper accommodation.

Set within a peaceful residential pocket within walking distance of local schooling, transport links, and Lenzie's village amenities, this is a fantastic opportunity to secure a versatile home in a prime location. Early viewing is recommended.

Schooling: Lenzie Meadow, Holy Family Primary, Lenzie Academy, St Ninians High School.

Amenities: The property is ideally placed just a short walk from village amenities, train station and schooling. The village is also home to an award winning delicatessen and restaurant and has a variety of different shops including dentist, chemist, hairdressers, pub and supermarkets. The village is well known for its well reputed local primary and secondary schools. Lenzie also offers various leisure facilities including a golf course, tennis courts, bowling club and is a short walk to Kirkintilloch Leisure Centre.

Transport Links: Lenzie is conveniently placed within easy reach of Glasgow city centre and Edinburgh. Property is located a short walk to Lenzie train station which offers a regular line to Glasgow Queen Street in 9 minutes and 30 minutes to Edinburgh Waverley. Lenzie is within close proximity 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.

Home Report Available on Request
Viewings Strictly By Appointment
Council Tax - East Dunbartonshire Band C
EER - D

If you are interested in viewing this property please contact our offices direct on 0141 775 1050. Property to sell? One of our expert team would be happy to provide you with a free valuation and we can discuss our selection of professional selling packages.



Directions

Viewings

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

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC

Approx Gross Internal Area
83 sq m / 896 sq ft



Ground Floor
Approx 41 sq m / 445 sq ft

First Floor
Approx 42 sq m / 451 sq ft

Denotes head height below 1.5m

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.