



75 Laxton Drive, G66 5LY

Offers Over £335,000

- Detached Family Property
- Reception Lounge/ Dining Area & Conservatory
- Well Stocked, Colourful Garden Grounds
- EER - D
- Maintained & Presented to a High Specification Throughout
- Tasteful Kitchen & Bathroom
- Attractive Driveway, Garage, GCH & DG
- 3 Bedrooms (One on the Ground Floor)
- Additional Downstairs W/c
- Close to All Local, Amenities, Transportation Links and Schooling

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Located within a desirable residential pocket, this 3 bedroom family home should be viewed at the earliest opportunity. The current owners have presented and maintained the property to a high specification throughout, resulting in a beautiful family property. This home occupies a level plot with garage, driveway and manicured garden grounds. Further benefits include a large open plan lounge/dining room, conservatory and an additional downstairs w/c and a 3rd bedroom which is located on the ground floor. EER - D



Council Tax Band: F



The current owners have lovingly maintained and presented the property to a high standard throughout making early viewing essential. Located within a desirable pocket of the village, this home lies within catchment for many of the prestigious local schools, both at primary and secondary level.

The detached property comprises, welcoming reception hallway the generous formal lounge/dining area is a sizable room with focal fireplace. The bright and spacious conservatory over looks the rear garden ground giving access externally. The contemporary kitchen is well appointed with ample base and wall mounted storage, a number of quality integrated appliances and door leading to the rear garden. Off the hallway the sellers have recently added a very useful w/c. Completing the downstairs is bedroom 3 which could also be used as a spacious home office/small family room.

On the upper level you will find a two generous double bedrooms, both benefiting from built in storage. The tasteful house bathroom completes the property, with Jacuzzi bath and over the bath thermostatic shower. The home further benefits from GCH, DG and sizeable garage with EV charging point. The property occupies a level plot with a large driveway for ample off street parking leading to the garage. The garden is a colourful haven, stocked with a selection of plants, bushes shrubs and trees. To the rear the garden enjoys a good degree of privacy ideal for relaxing and/or entertaining. The current owners has also built a large shed providing an additional storage. You will also find an outside water tap and an external electrical socket.

Schooling

Laxton Drive is situated a short walk from the highly reputable Millersneuk Primary School. The property also lies within the catchment area of Holy Family Primary School, Lenzie Academy and St. Ninians High School.

Room Dimensions

Entrance Hallway -

Lounge/Dining Area - 7.12m x 3.31m

Conservatory - 3.09m x 3.02m

Kitchen - 4.11m x 2.04m

Bedroom 3 (Downstairs) - 2.79m x 2.76m

w/c

Master Bedroom - 4.10m x 2.74m

Bedroom 2 - 3.54m x 2.91m

Bathroom - 2.32m x 1.69m

Location:

The property is conveniently placed for easy access to a host of local amenities which include schools at both primary and secondary levels. The school catchment area of this property is Millersneuk Primary School and the prestigious Lenzie Academy. The property further benefits from nearby shops, a golf course and excellent public transport services including Lenzie train station. Kirkintilloch town centre is only a short distance away and offers a wider range of amenities including a leisure centre, supermarkets, a museum, a marina and host of popular bars and restaurants. In addition, there are excellent road links close by giving easy access to Glasgow City Centre and the Central Belt motorway network system.

The Energy Performance rating on this property is

Home Report Available on Request

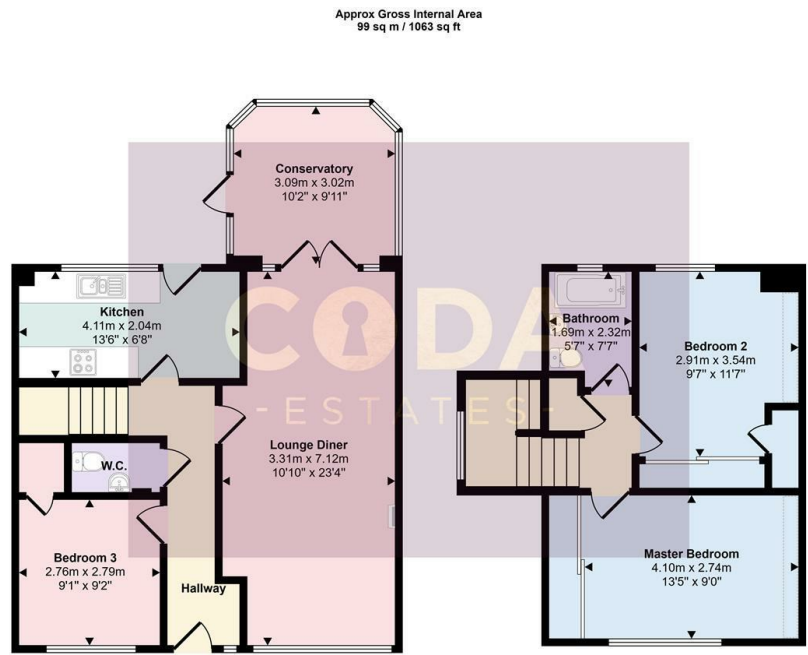
Viewings Strictly By Appointment

All Offers To Be Submitted in Writing Via the Office.

CODA Estates provides a free valuation service and have an extensive database of active buyers looking to purchase in the area. If you are considering selling your own home please telephone 01417751050







Directions

Viewings

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

Council Tax Band

F

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	75
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC	