



## 2 Orchard Field, Lenzie, Glasgow, G66 5QG

Offers Over £205,000

- Fabulous Residential Location
- Well Maintained & Presented Throughout
- Tasteful Shower Room with Vanity Storage
- EER - D
- 2 Bedroom Semi-Detached Property
- Private Rear Garden, Substantial Driveway & Detached Garage
- GCH, DG & Adequate Storage Throughout
- Lounge with Dining Area
- Contemporary Kitchen With Door To Rear
- Close To All Local Amenities, Transportation Links & Schooling

## 2 Orchard Field, Glasgow G66 5QG

Wonderful residential location, this 2 bedroom immaculate semi-detached property will appeal to an array of buyers from those down sizing, first time buyers or a young couple. Presented to an high standard throughout, early viewing is essential. Boasting a private rear garden, detached garage, driveway, GCH & DG. EER - D



Council Tax Band: D



This semi-detached property occupies an excellent plot within Lenzie. The popular residential development has been extremely desirable over recent years, offering ease of access to all local amenities, schooling, Lenzie train station and direct motorway access.

The current owner has established a wonderful home, maintained and well presented throughout. The small entrance hall, flows through to the bright, spacious lounge and dining area and the contemporary kitchen beyond. The stylish kitchen has ample base/ wall mounted units, a number of appliances and contrasting worktops.

The upper floor is accessed via the staircase from the entrance hall. On this level you will find 2 double bedrooms, the contemporary shower room with vanity storage. There is also a useful storage cupboard off the landing.

The attic space can be accessed from the upper landing which has a pull down ladder fitted.

Externally the owner has created an inviting outdoor living space, providing a peaceful haven, perfect for quiet lazy afternoons or entertaining family or friends. The driveway provides excellent off street parking leading to the single detached garage and the rear garden has been thoughtfully planned to provide a low maintenance outdoor space.. The rear garden is fully enclosed and is fenced to allow for a degree of privacy. The plot affords the potential to extend to the home subject to planning consents.

This property warrants early viewing as we anticipate a high level of interest.

#### Schooling

Orchardfield is situated a short walk from the 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 - 1.83m x 1.47m

Lounge/Dining - 6.71m x 3.72m

Kitchen - 2.84m x 2.49m

Bedroom 1 - 4.78m x 3.52m

Bedroom 2 - 3.10m x 2.54m

Shower Room - 2.13m x 2.02m

#### 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 D

Home Report Available on Request

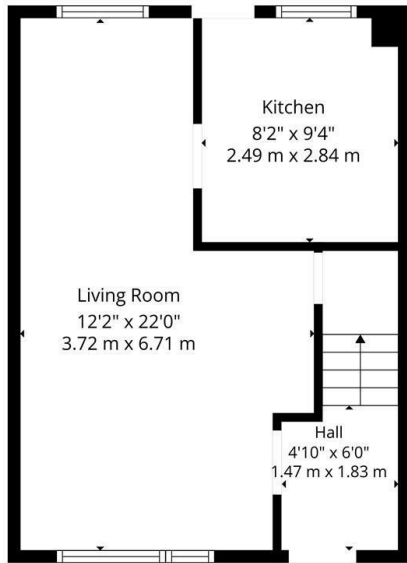
Viewings Strictly By Appointment

All Offers To Be Submitted in Writing Via the Office.

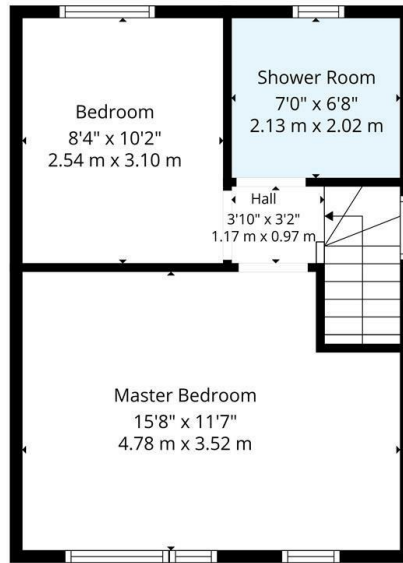
CODA Estates provides a free valuation service and have an extensive database of active buyers looking to purchase in the area. If you are considering selling your own home please telephone 01417751050







1st Floor

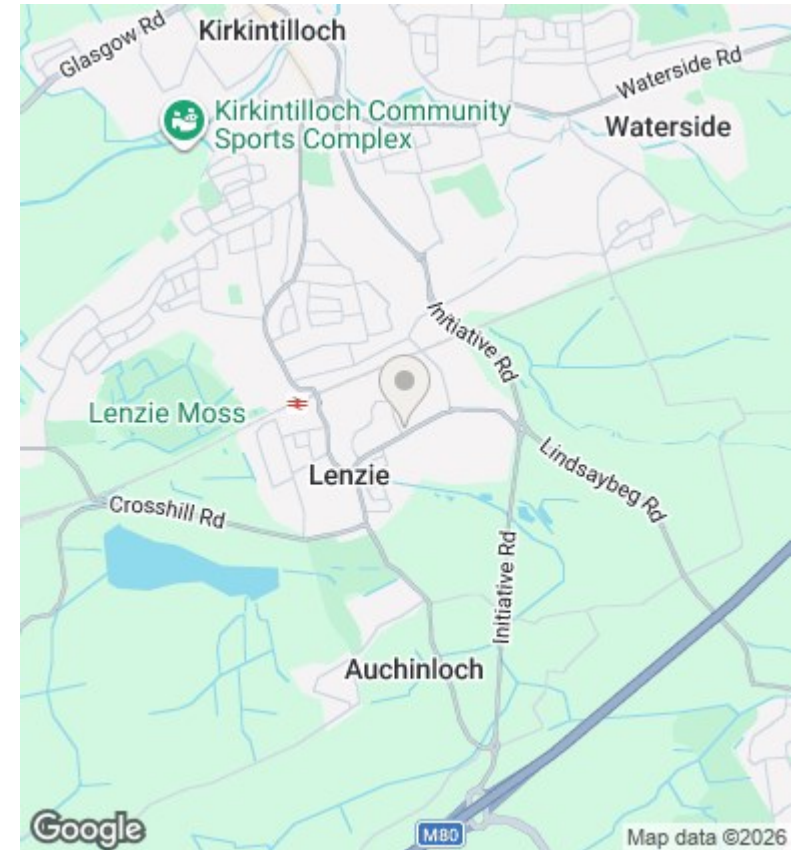


2nd Floor



**TOTAL: 692 sq. ft, 64 m<sup>2</sup>**  
 1st floor: 346 sq. ft, 32 m<sup>2</sup>, 2nd floor: 346 sq. ft, 32 m<sup>2</sup>  
 EXCLUDED AREAS: WALLS: 60 sq. ft, 6 m<sup>2</sup>

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



## Directions

## Viewings

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

## Council Tax Band

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>Scotland</b>		EU Directive 2002/91/EC	