



## 62 Millersneuk Avenue, Lenzie, Glasgow, G66 5HX

Offers Over £430,000

- Magnificent Family Home
- Generous Reception Lounge
- 4 Bedrooms ( 2 Downstairs/2 Upstairs)
- Close to All Local Amenities, Schools & Transportation Links EER -D
- Wonderful Residential Location/ Professionally Extended
- Separate Dining Room with Family Room
- Shower Room and Spacious Bathroom
- Flexible Accommodation
- Substantial Dining Kitchen
- Level Garden Plot, Extensive off Street Parking & Garage

# 62 Millersneuk Avenue, Glasgow G66 5HX

A Wonderful Family Home - Rarely has such a property become available within such a sought after pocket of the village. The owners created the most wonderful environment which captures family living. The professionally extended property provides flexible and functional living over two levels. The impressive level garden plot benefits from a high degree of privacy, off street parking and garage. EER - D



Council Tax Band: F



CODA Estates are delighted to present this unique property to the market. Set on a level plot within a leafy residential pocket of the village, enjoying a good degree of privacy, this property warrants early viewing.

Internally, the property requires modernisation allowing any buyer an excellent opportunity to create and re-configure the house to their own requirements and specification.

The original property was built in 1968 with the extension being added approximately 10 years later. The home has remained within the same family ever since and provided a fabulous environment to raise a growing family.

The ground floor accommodation comprises, entrance porch, a substantial reception hallway, a spacious reception lounge overlooking the front garden. On the ground floor there are two double bedrooms. There is a useful open plan dining/family area to the rear, which flows naturally to the generous kitchen/utility area. The downstairs shower room has been up-graded in recent years and the side door leads to the garden ground.

Up stairs you will find a further two double bedrooms and the large house bathroom.

The large garden plot is well established and stocked with an array of trees, plants, bushes and shrubs, creating a colourful haven at various times of the year. The garden is ideal for relaxing and/or entertaining and the rear garden is fully enclosed (perfect for family pets or younger children). There is ample off street parking and a large garage.

The house has double-glazed windows and a gas fired central heating system. It offers tremendous potential for further development, with no detriment to the outdoor areas, subject to planning permission.

Schooling: Catchment area for Lenzie Meadow Primary, Holy Family Primary, Lenzie Academy and St Ninians High School.

#### Room Dimensions

Entrance Porch -

Reception Hallway - 4.89m x 1.85m

Lounge - 5.62m x 4.15m

Kitchen - 3.23m x 2.65m

Utility Area - 3.36m x 2.58m

Dining Area - 3.21m x 2.97m

Family Room - 3.33m x 2.99m

Downstairs Shower Room - 2.38m x 1.39m

Master Bedroom (upstairs) - 4.72m x 4.13m

Bedroom 2 (upstairs) - 3.44m x 3.19m

Bedroom 3 (downstairs) - 3.59m x 3.50m

Bedroom 4 (downstairs) - 3.17m x 3.00m

Bathroom (upstairs) - 2.62m x 2.59m

Location: Millersneuk Ave is a prestigious address positioned a short walk from the train station and all local amenities. This quiet residential area has no through traffic, making it a safe and quiet environment. The village offers a variety of essential shops including Post Office, chemist, doctors, dentist, optician, hairdressers, library, Co-op, 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. A regular train service to Glasgow Queen Street taking approximately 9 minutes and 40 minutes to Edinburgh. 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 service to Glasgow city centre and neighbouring villages.

Viewings: Arranged Strictly By Appointment

Council Tax: EDC Band F

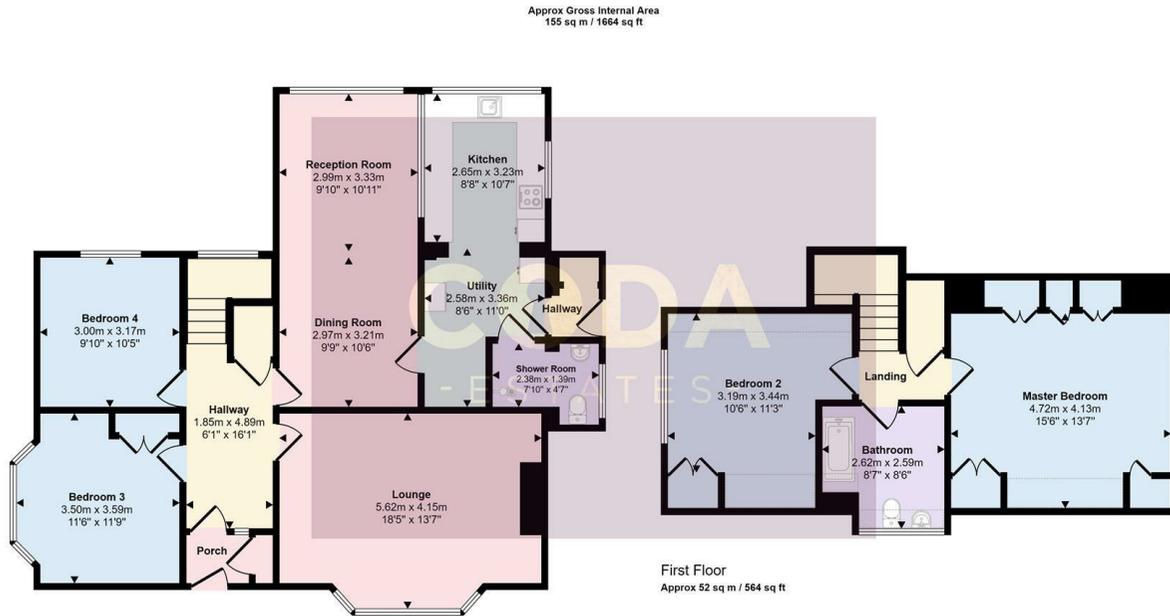
EER: Rating D

Home Report: Available on request

CODA Estates provide a free valuation service. If you are considering selling your own home and require any assistance please contact the office on 01417751050.



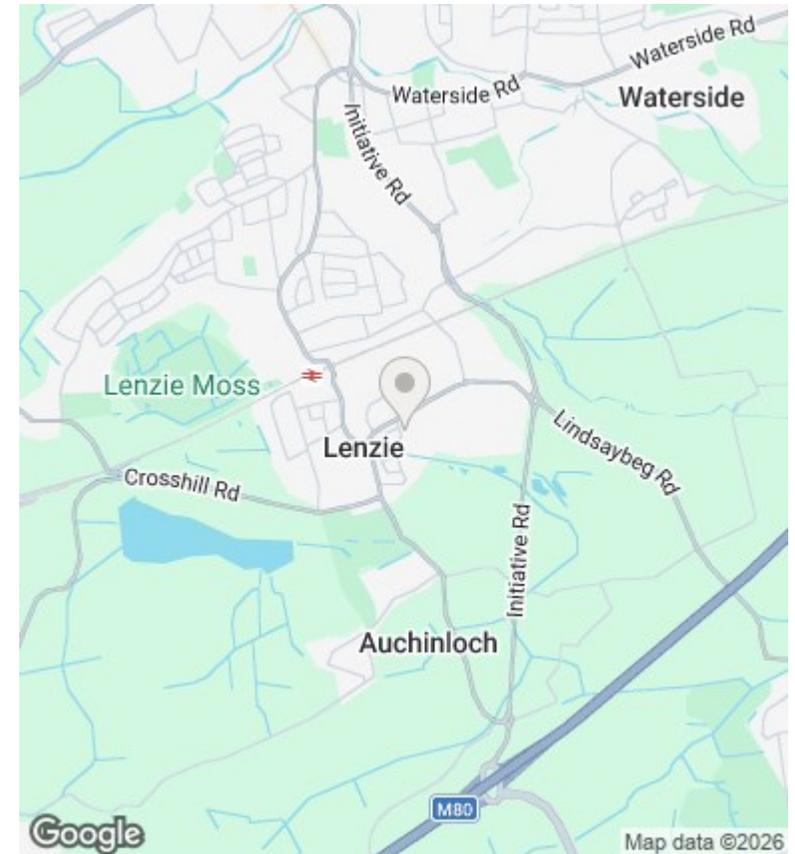




Ground Floor  
Approx 102 sq m / 1100 sq ft

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.



## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>61</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	