



Flat 5, 29 Alexandra Ave, Lenzie, G66 5BG

Offers Over £190,000

- Luxury Second Floor Apartment
- Generous Lounge with Bay Window Formation
- Pristine Communal Areas including Gardens
- EER - C
- 2 Double Bedrooms - Master with Walk in Wardrobe
- Stylish Dining Kitchen with Pantry
- GCH, DG, Residence Parking & Secure Door Entry System
- Fabulous Central Location
- Beautifully Presented Throughout
- Close to All Local Amenities & Transportation Links

29 Alexandra Ave, G66 5BG

Luxury second floor luxury flat, situated centrally in the heart of Lenzie. The current owners have maintained and presented the apartment to an impeccable standard throughout making early viewing imperative. The property will appeal to a number of discerning buyers, young professional couples, first time buyers and those looking for a property investment opportunity. Further benefits include, resident parking, secure door entry system, immaculate communal gardens and active residence association. EER - C



Council Tax Band: D



Luxury flat, situated in a central location in the heart of Lenzie. The current owners have maintained and presented the apartment to an exceptional standard throughout therefore the property will appeal to a variety of discerning buyers. The property also comes with allocated parking. The flat boasts splendid open aspects to the front and rear.

Accommodation comprises reception hallway leading into the bay windowed lounge, fitted kitchen with ample base and wall mount units and a contrasting work surface, two double size bedrooms (both with excellent storage) and the tiled bathroom with three piece white suite & over the bath shower.

Gas central heating system with boiler installed. Double glazed windows. Security door entry system. Pristine communal areas and garden ground. The building is factored by messrs Hacking & Patterson.

NB - Please note it is a condition of title that no pets are permitted within the development and that no satellite dishes be erected.

Room Dimensions

Hallway - 4.54m x 1.32m

Lounge - 4.78m x 3.56m

Kitchen - 3.99m x 2.74m

Master Bedroom - 4.03m x 3.32m

Bedroom 2 - 4.03m x 2.85m

Bathroom - 1.96m x 1.75

The property is conveniently located for all local amenities including schools at both primary and secondary levels, shops, 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 leisure centre, supermarkets, museum, marina and host of popular bars and restaurants. In addition to this, there are excellent road links close by giving easy access to Glasgow City Centre and the Central Belt motorway network

system.

Council Tax: Band D

EER: Rating - C

Postcode: G66 5BG

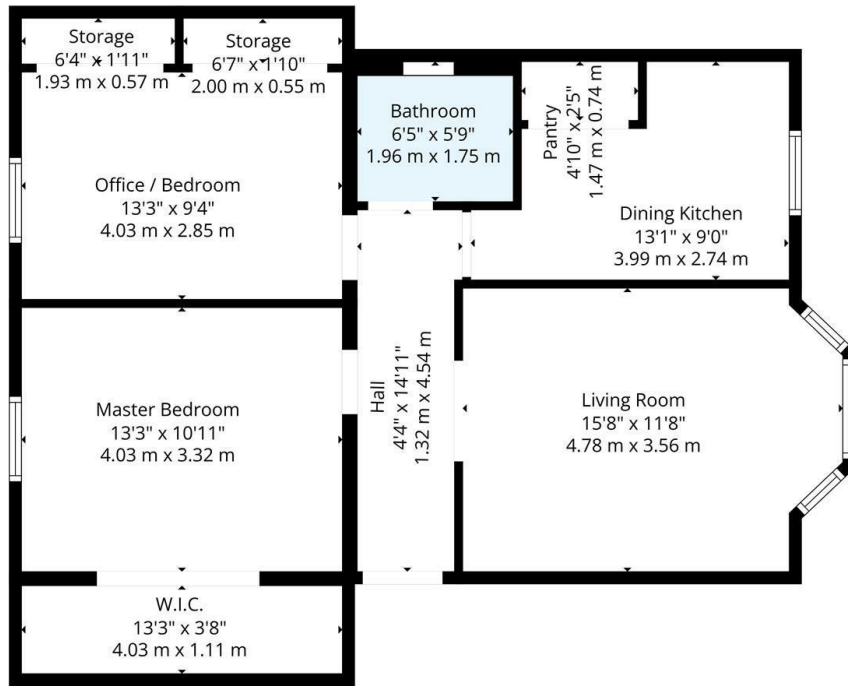
Transport: The property is located next to Lenzie train station which has a regular route to Glasgow Queen Street and Edinburgh The new link road to M80 which leads directly to the M8 motorway to Glasgow and Edinburgh is also close by. Lenzie has a regular bus route to Kirkintilloch town centre and Glasgow city centre.

Viewings: Arranged by appointment, to confirm please call .

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







TOTAL: 734 sq. ft, 68 m2
 1st floor: 734 sq. ft, 68 m2
 EXCLUDED AREAS: STORAGE: 25 sq. ft, 2 m2, WALLS: 60 sq. ft, 7 m2
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		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC	