CODA
-ESTATES-







5 Earlsburn Road, Lenzie, Glasgow, G66 5PD

Offers Over £275,000

- Wonderful Family Home
- 3 Generous Bedrooms
- Beautiful Private Garden Ground
- EER - D
- Perfect Residential Location
- Stylish Open Plan Lounge/Dining Area
- GCH, DG, Driveway & Garage
- Meticulously Maintained & Presented Throughout
- Fitted Kitchen & Contemporary Bathroom
- Close To All Local Amenities, Schooling & Transportation Links

2-4 Heath Avenue, Lenzie, Glasgow, G66 4LG
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5 Earlsburn Road, Glasgow G66 5PD

Fabulous residential location, this 3 bedroom, semi-detached property will appeal to an array of buyers from those down sizing, first time buyers or a young couple. Presented to a good standard throughout, early viewing will be essential. Boasting generous living space, private rear garden, driveway, garage, GCH & DG. EER - D

3 1 1 D

Council Tax Band: E





The current owners have maintained and presented this property to an immaculate standard throughout making early viewing essential. Located within a quiet pocket of the village, Earlsburn Road will appeal to a number of discerning buyers.
Accommodation is presented over 2 levels comprising, entrance hallway with storage cupboard, a contemporary open plan lounge/dining room, stylish kitchen housing a number of appliances, ample base and wall mounted units and contrasting work surfaces. There is also a very useful utility room off the kitchen.
On the upper floor you will find 3 generous bedrooms (two benefiting from built in storage), the modern bathroom suite and a large linen cupboard. Access to the loft can be gained from the landing area.
Externally the garden has been well tended over the years. The front garden has an array of bushes, plants and a beautiful tree. The rear garden has been cleverly configured, providing varies seating areas to enjoy the sunlight at various times of the day and is extremely low maintenance.
The property also boasts GCH, DG, Hive, Cavity Wall Insulation, large driveway and detached garage

Room Dimensions.
Entrance Hall - 1.88m x 1.57m
Lounge - 4.25m x 3.12m
Dining Area - 3.35m x 2.68m
Kitchen -3.35m x 2.32m
Utility Cupboard - 1.88m x 1.68m

Master Bedroom 4.18m x 2.84m
Bedroom 2 - 3.47m x 2.84m
Bedroom 3 - 3.22m x 2.53m
Bathroom 2.16m x 1.74m

Location
Location: Earlsburn Road is set within a quiet residential area of Lenzie just off Easter Garngaber Road and set within close proximity of Lenzie schooling and walking distance to Lenzie train station. The village offers a variety of essential shops including post office, chemist, newsagent, doctors, library, convenience stores, dentist, hairdressers, 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. Lenzie train station is within a two minute walk away which offers a regular line to Glasgow Queen Street in 9 minutes and Edinburgh Waverley in approximately 30 minutes. 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 route to Glasgow city centre and neighbouring villages.

Home Report Available on Request
EER - D
Viewings Strictly By Appointment

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




SAMSUNG


Russell Hobbs



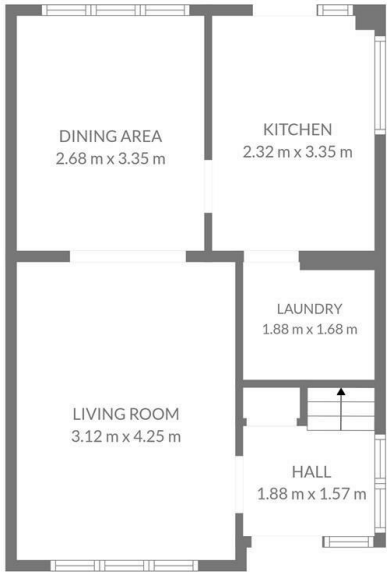




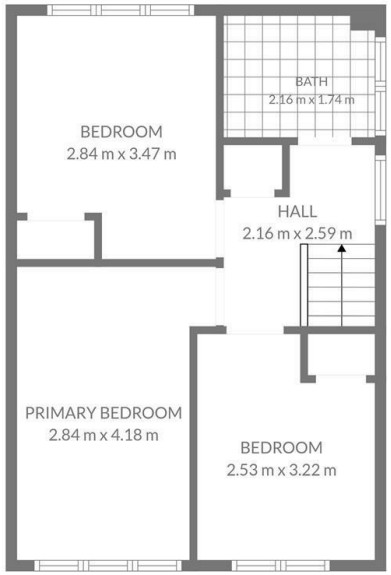








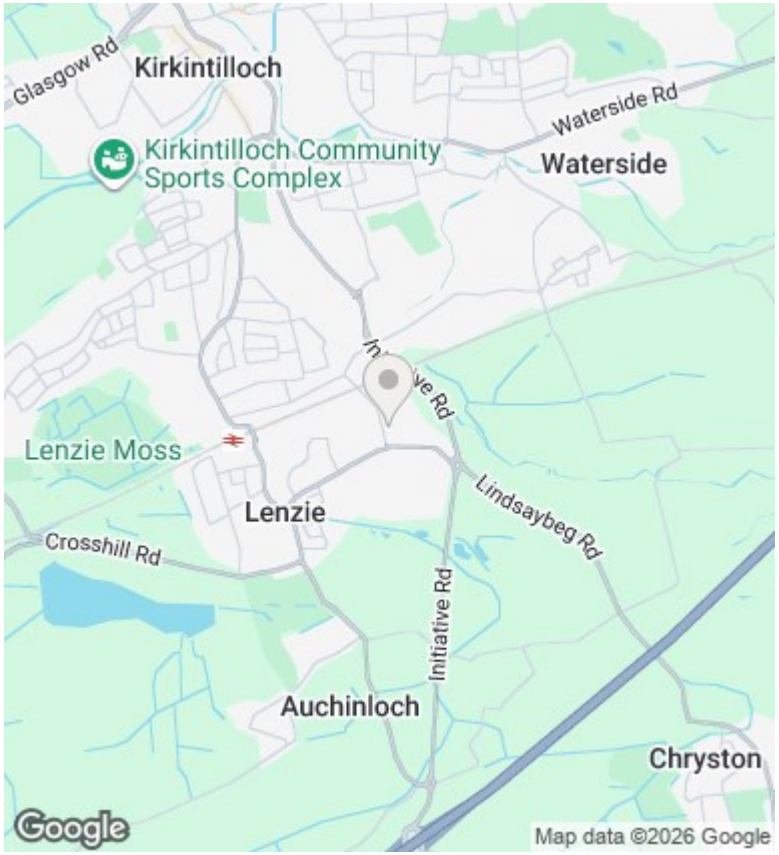
Ground floor



1st floor

TOTAL: 79 m2
Ground floor: 39 m2, 1st floor: 40 m2
EXCLUDED AREAS: WALLS: 6 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



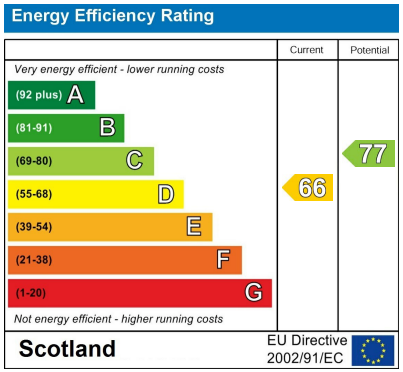
Directions

Viewings

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

Council Tax Band

E



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