CODA
-ESTATES-









Flat 4, 31 Alexandra Avenue, Lenzie,, Glasgow, G66 5BG

Offers Over £210,000

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

2-4 Heath Avenue, Lenzie, Glasgow, G66 4LG
01417751050

sales@codaestates.co.uk
www.codaestates.co.uk

31 Alexandra Avenue, Glasgow G66 5BG

Set within a highly desirable central Lenzie location, this exceptional second floor apartment offers stylish and spacious accommodation, presented and maintained to an impeccable standard by the current owners. Boasting splendid open aspects to both the front and rear, allocated residents' parking, a garage and beautifully maintained communal grounds, this impressive property is sure to appeal to a variety of discerning buyers.

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Council Tax Band: D







Early viewing is imperative to fully appreciate the quality of accommodation on offer. The property would make an ideal home for young professional couples, first-time buyers or those seeking an excellent investment opportunity.

The accommodation comprises a welcoming reception hallway leading through to the generously proportioned lounge, which features a superb bay window allowing an abundance of natural light into the room. The fitted kitchen offers a good range of base and wall-mounted units, complemented by contrasting stone work surfaces.

There are two well-proportioned double bedrooms, both benefiting from excellent built-in storage, while the modern shower suite completes the accommodation.

Further benefits include gas central heating, double glazing and a secure door entry system. Externally, the property is set within immaculate communal garden grounds, with residents' parking and a garage providing additional convenience.

The property occupies an enviable position in the heart of Lenzie, providing excellent access to a wide range of local amenities. The area is well served by primary and secondary schooling, local shops, golf facilities and excellent public transport links, with Lenzie railway station close by providing regular services to Glasgow Queen Street and Edinburgh.

Kirkintilloch town centre is also within easy reach and provides a broader selection of amenities including supermarkets, leisure facilities, the museum and marina, together with a host of popular bars and restaurants. Excellent road links are also nearby, providing convenient access to Glasgow city centre and the wider Central Belt motorway network, including the M80 and M8.

Viewings are arranged by appointment and are highly recommended to appreciate this exceptional apartment.

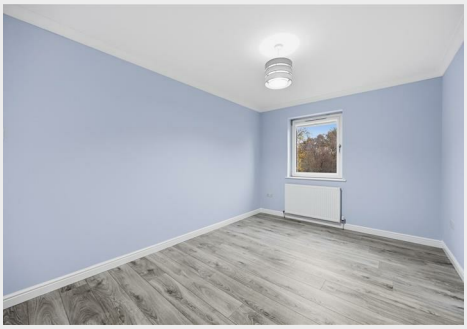
CODA Estates also provide a free, no-obligation valuation service. If you are considering selling your own home, please contact our office for further information.















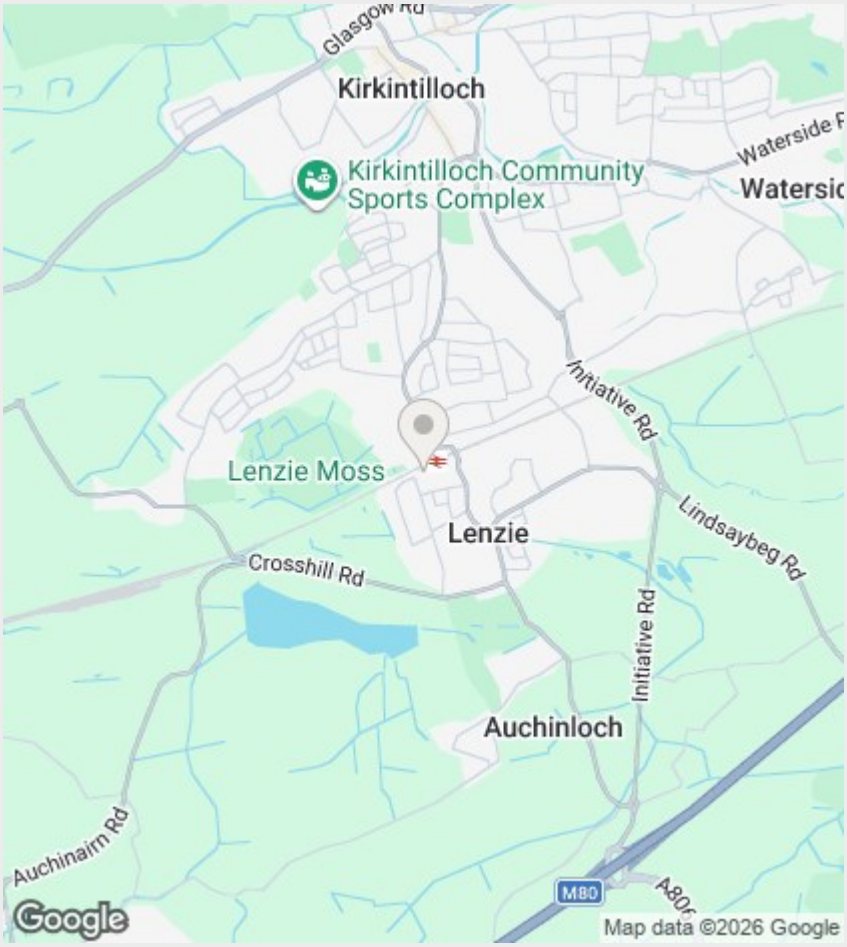












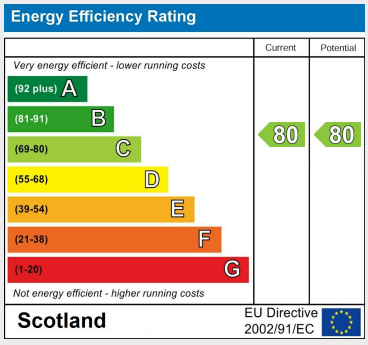
Directions

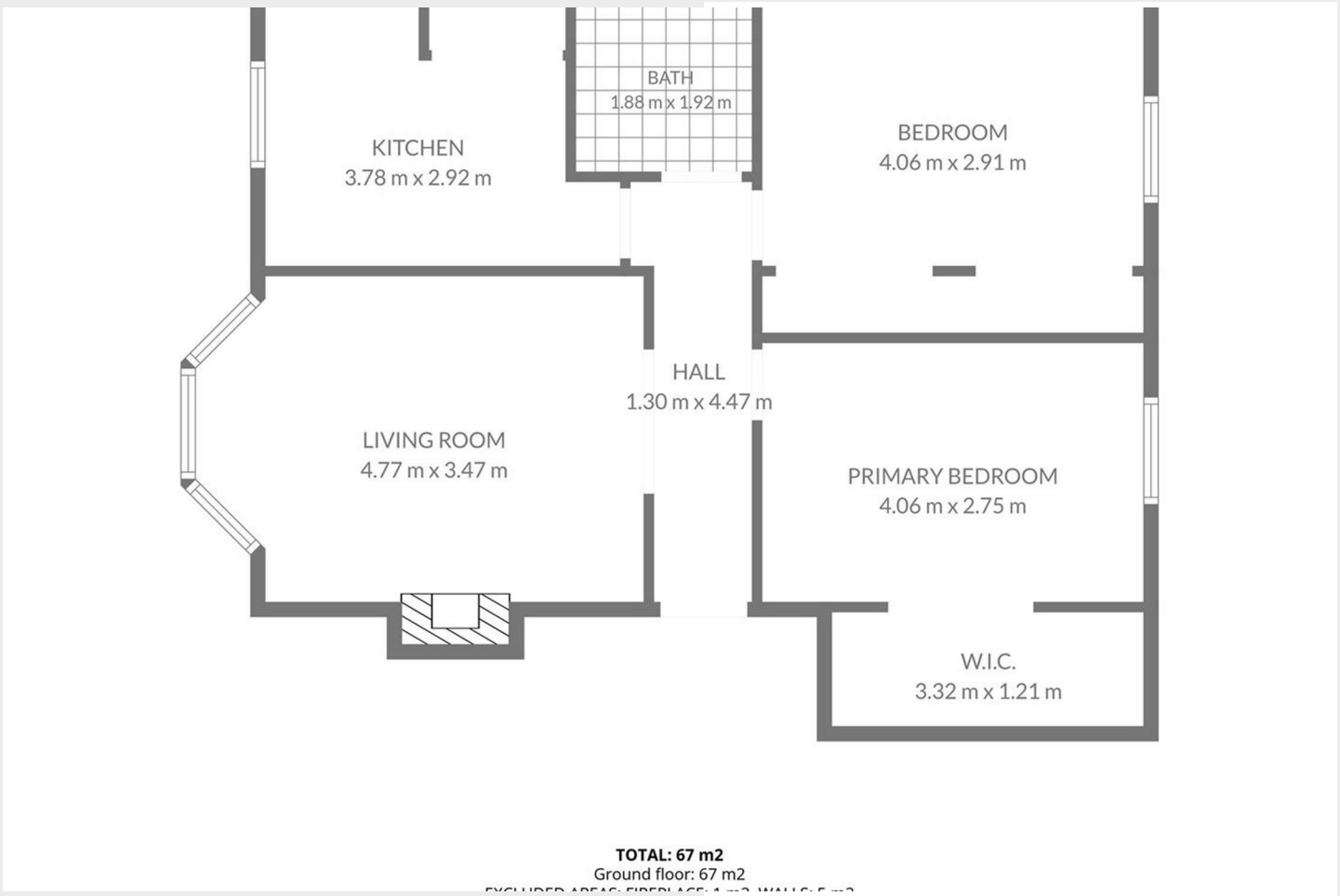
Viewings

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

EPC Rating:

C





TOTAL: 67 m2
Ground floor: 67 m2

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