



29 Haystack Place, Lenzie, Dunbartonshire, G66 5QA

Offers Over £135,000

- Upper cottage flat
- Double bedroom & Box Room
- Shower room with vanity unit
- Move-in condition throughout
- EER- E
- Close to train station
- Modern fitted kitchen
- Electric heating & Double Glazing
- Early viewing recommended
- Council Tax Band- C

29 Haystack Place, Lenzie G66 5QA

Attractive upper apartment located within a very desirable pocket of Lenzie. The property has been well maintained and presented throughout and benefits from a double bedroom plus box room (office), private garden and parking. Early viewing is imperative.



Council Tax Band: C



A most impressive upper cottage flat with private rear garden, well positioned in the heart of Lenzie, close to the railway station and local amenities. This outstanding flat occupies an attractive tree-lined setting.

The accommodation comprises reception hallway which leads off to the lounge, bedroom and study. The lounge is a particularly impressive reception room with outlook to the front of the flat. The fitted kitchen displays a wide range of contemporary units with contrasting worktops and a number of integrated appliances. There is a double size bedroom looking out onto the rear gardens. The fully tiled contemporary shower room with three piece suite and vanity storage completes the accommodation.

The property is further enhanced by , Double Glazing, loft space, private gardens to the rear of the flat and parking.

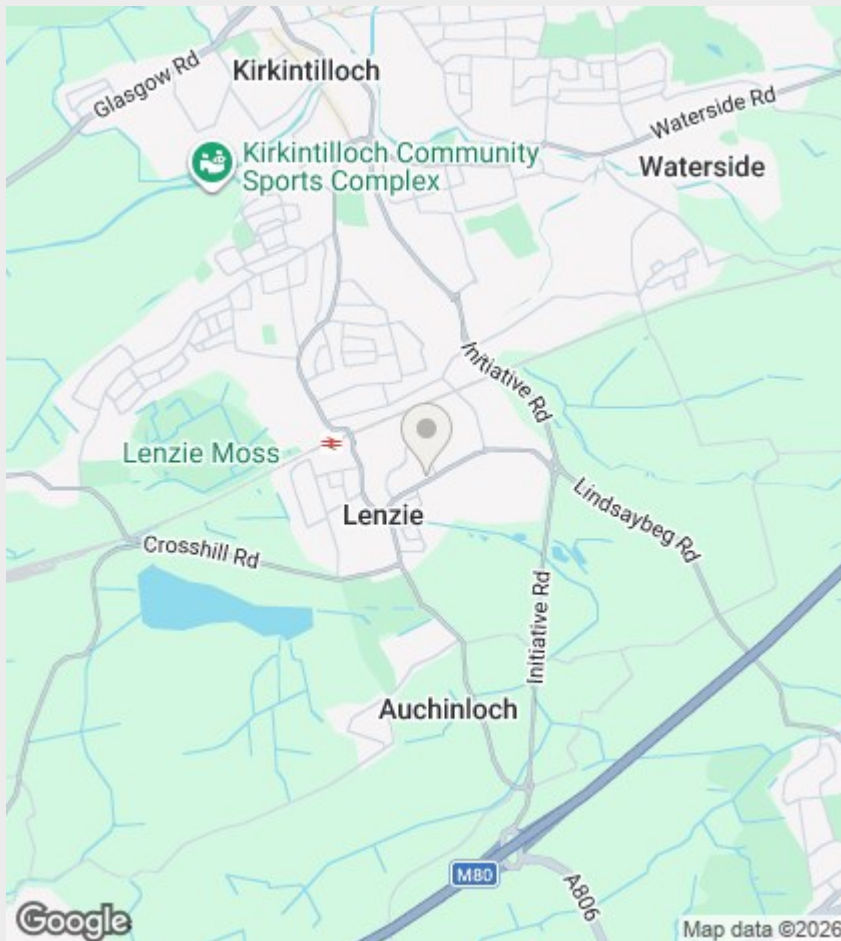
Haystack Place is a lovely location, close to Lenzie cross. Lenzie has an excellent range of amenities including local shops and mainline Edinburgh-Glasgow railway station within walking distance. Glasgow City Centre can be reached via the new Stepps motorway link in approximately ten to fifteen minutes. There are some excellent, well quoted Primary and Secondary Schools within the Lenzie area. The village also boasts a range of essential shops and services.

Home Report Available on Request
Council - East Dunbartonshire
Viewings Strictly By Appointment

If you are interested in viewing this property please contact our offices direct on 0141 775 1050. Property to sell? One of our expert team would be happy to provide you with a free valuation and we can discuss our selection of professional selling packages.







Directions

Viewings

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

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	72
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		

Approx Gross Internal Area
44 sq m / 469 sq ft



Floorplan

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.