



46 Larkfield Road,, Lenzie, G66 3AT

Offers Over £320,000

- *** Tremendous 3 Bedroom Family Property ***
- Spacious Lounge/Dining Area
- Large Corner Plot
- EER - C
- Desirable Residential Location
- Attractive Fitted Kitchen
- Driveway, Garage, GCH & DG
- Well Appointed & Maintained Throughout
- Extended Family Bathroom with Separate Shower
- Lenzie Academy Catchment

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*** Similar Properties Urgently Required For Waiting Buyers !!! *** A bright and attractive three bedroom detached villa set within established corner plot. This fabulous family home is offered in good order throughout and benefits from generous accommodation over two levels with a nice flow of public spaces on the ground floor. Early viewing is advised. EER – C



Council Tax Band: E



Properties in this desirable area are always in demand and we are confident that this appealing home will be no different. The bright, well-planned internal layout is suited to a variety of family needs and viewing is advised for appreciation of house and situation. The accommodation comprises: welcoming entrance hall, a spacious lounge/dining area with French doors to the rear garden patio area. The tasteful fitted kitchen houses a number of integrated appliances, ample base and wall mounted storage and ample work surface space. Completing the ground floor is bedroom 3, currently used as a playroom/tv room. On the first floor there are two well-proportioned bedrooms and stylish bathroom with a four piece white suite and Velux window. There is adequate storage throughout, including eave storage. This delightful property is further enhanced by gas central heating, PVC double glazed window frames, driveway and detached garage.

The property occupies an elevated corner plot position, which is fully enclosed, ideal for pets and young children alike. The current owners have created a wonderful outdoor area perfect for relaxing and/or entertaining.

Room Dimensions

Entrance Hall - 2.99m x 2.36m

Lounge/Dining Room- 7.27m x 4.79m

Kitchen - 4.14m x 3.02m

Downstairs Bedroom - 2.86m x 2.39m

Master Bedroom - 4.08m x 3.22m

Bedroom 2 - 3.03m x 2.58

Bathroom - 2.45m x 1.85m

Garage

Location: Larkfield Road is positioned minutes from the train station and local amenities. The village offers a variety of essential shops including 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 takes approximately 9 minutes to Glasgow Queen Street and 40 minutes to Edinburgh. Just a short drive away 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.

Council Tax: EDC Band E

EER: Rating - C

Home Report: Available on request

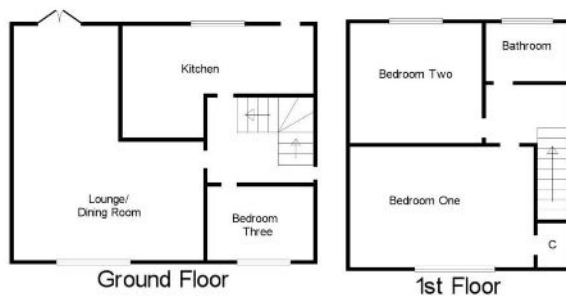
Catchment area: Millersneuk Primary School, Holy Family Primary School, Lenzie Academy & St Ninians High School.

Viewings: Arranged Strictly By Appointment

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.







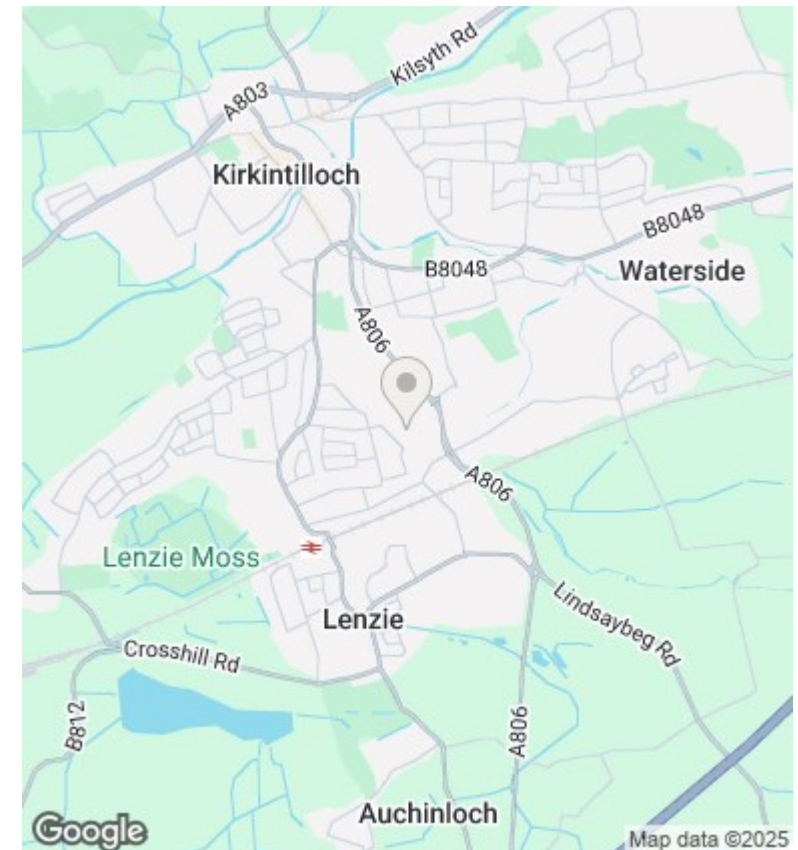
Directions

Viewings

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

Council Tax Band

E



Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC