



## 3 Broomknowes Avenue, Lenzie, Glasgow, G66 5NH

Fixed Asking Price £245,000

- Desirable Residential Location
- Well Appointed Kitchen with Appliances
- Lenzie Academy Catchment
- EER - C
- Extended 2 Bedroom Semi-Detached
- Additional Downstairs Shower Room
- Driveway, GCH & DG
- Flexible Ground Floor Accommodation
- Low Maintenance Rear Garden
- Close To Local Amenities

## 3 Broomknowes Avenue, Glasgow G66 5NH

\*\*\* Fixed Price !\*\*\* Wonderful residential location, this professionally 2 bedroom semi-detached property will appeal to an array of buyers from those downsizing, first time buyers or a young couple. Presented to a high standard, early viewing is essential. Boasting an additional downstairs shower room, playroom/dining area, a home office area , driveway, GCH & DG. EER - C



Council Tax Band: E



This extended semi-detached property occupies an excellent plot within the South Claddens estate in Lenzie. The popular residential development has been extremely desirable over recent years, offering ease of access to all local amenities, schooling, Lenzie train station and direct motorway access.

The current owner has established a wonderful home, maintained and well presented throughout. The small entrance hall, flows through to the bright, spacious lounge with the well appointed kitchen beyond. The kitchen has ample base/ wall mounted units, a number of appliances including hob, oven, integrated dishwasher, washing machine, fridge/freezer and contrasting worktops. The ground floor extension incorporates a further 2 reception areas which allow flexibility for any buyer (dining area, play room, home office or a downstairs bedroom 3). A single door leads to the front with french doors flowing to the rear garden plot. An additional shower room completes the ground floor.

The upper floor is accessed via the staircase from the lounge. On this level you will find 2 double bedrooms, both well presented with built in storage and the house bathroom. There is also a useful storage cupboard off the landing. The partially floored attic space can be accessed from the upper landing which has a pull down ladder fitted.

Externally the owner has created a low maintenance outdoor living space, providing a peaceful haven, perfect for quiet lazy afternoons or entertaining family/friends. The mono-blocked driveway provides off street parking for 2 vehicles. The rear garden is fully enclosed and is fenced to allow for a degree of privacy. This property warrants early viewing as we anticipate a high level of interest.

#### Schooling

Broomknowes Avenue is situated a short walk from the reputable Millersneuk Primary School. The property also lies within the catchment area of Holy Family Primary School, Lenzie Academy and St. Ninians High School.

#### Room Dimensions

Entrance Hall

Lounge - 5.70m x 3.95m

Kitchen - 3.95m x 2.77m

Dining Area/Play Room - 3.48m x 1.97m

Sun Area/Home Office - 2.49m x 2.43m

Downstairs Shower Room

Master Bedroom 1 - 3.95m x 2.80m

Bedroom 2 - 3.95m x 2.75m

Bathroom - 2.00m x 1.95m

#### Location

Located in the popular Wimpey development of South Claddens, Netherhouse Avenue is an attractive address, occupying a convenient position close to the village. The property is perfect for those looking to reside within close proximity of good schools and local amenities, yet wish to enjoy the privacy and tranquility of a most private residence. Lenzie is ideally situated for commuting to and from Glasgow and Edinburgh. Lenzie train station provides a service to and from Glasgow Queen Street and Edinburgh Waverley. The nearby M80 provides swift access into Glasgow city centre and motorways east and north.

Home Report Available on Request

EER - C

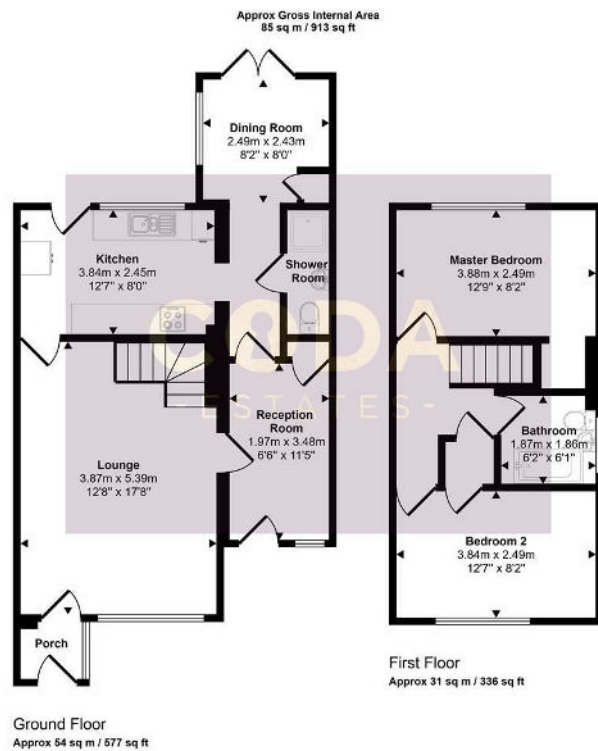
Viewings Strictly By Appointment

CODA Estates provide a free valuation service. If you are considering selling your own home please telephone 01417751050









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 Scrappy 360.



## 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) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC