



Buchanan Drive Lenzie, Glasgow, G66 5HS

Offers Over £270,000

- 3 Bedroom Semi Detached
- Private, Well maintained garden
- Three piece bathroom suite
- EER - C
- Large Lounge
- GCH & DG
- Walk in condition
- Kitchen/Diner
- Monoblocked drive
- Detached garage

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Nestled in the charming area of Buchanan Drive, Lenzie, this delightful semi-detached house offers a perfect blend of comfort and convenience. Built in 1965, the property spans an impressive 927 square feet, providing ample space for families or those seeking a bit more room to breathe.

Upon entering, you are welcomed into a well-proportioned reception room, ideal for both relaxation and entertaining guests. The house boasts three inviting bedrooms, each offering a peaceful retreat at the end of the day. The bathroom is thoughtfully designed, catering to the needs of modern living.

The location in Lenzie is particularly appealing, known for its friendly community and excellent local amenities. Residents can enjoy easy access to nearby parks, schools, and shops, making it a wonderful place to call home.

In summary, this semi-detached house on Buchanan Drive presents a fantastic opportunity for those looking to settle in a well-established neighbourhood. With its spacious layout, ample parking, and proximity to local conveniences, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this lovely property your own.



Council Tax Band: E



An attractive semi-detached villa, set within a desirable locale, which is convenient to the local amenities including schooling and is in walk in condition! Properties in this locale don't tend to stay available for too long therefore early viewing is advised.

The accommodation comprises: a welcoming entrance hall leading to a spacious lounge, complete with a charming feature fireplace. Wooden and glazed double doors open into the kitchen/dining area, which boasts a stylish combination of wall and base units, an electric oven, hob, and extractor hood, along with a generous pantry/utility room for added convenience. There is also direct side access to the utility room. Upstairs, the first floor offers three well-proportioned bedrooms and a contemporary family bathroom, fitted with a sleek three-piece white suite, including a bath with an overhead shower. This attractive home is further enhanced by gas central heating, PVC double-glazed windows, a monoblocked driveway accommodating up to two cars, and a secluded rear garden, offering a private outdoor retreat. The property also has a detached garage.

Buchanan Drive is a highly regarded street within Lenzie and is a few minutes' walk to the village amenities transport links and Lenzie train station.

Room sizes:

Lounge: 3.26m x 6.26m

Kitchen: 3.97m x 3.29m

Utility: 1.96m x 2.31m

Master Bed: 2.92m x 3.93m

Bedroom 2: 3.36m x 2.83m

Bedroom 3: 2.36m x 2.76m

Bathroom: 1.97m x 1.67m

Catchment area: Millersneuk Primary School, Holy Family Primary School,

Lenzie Academy & St Ninians High School.

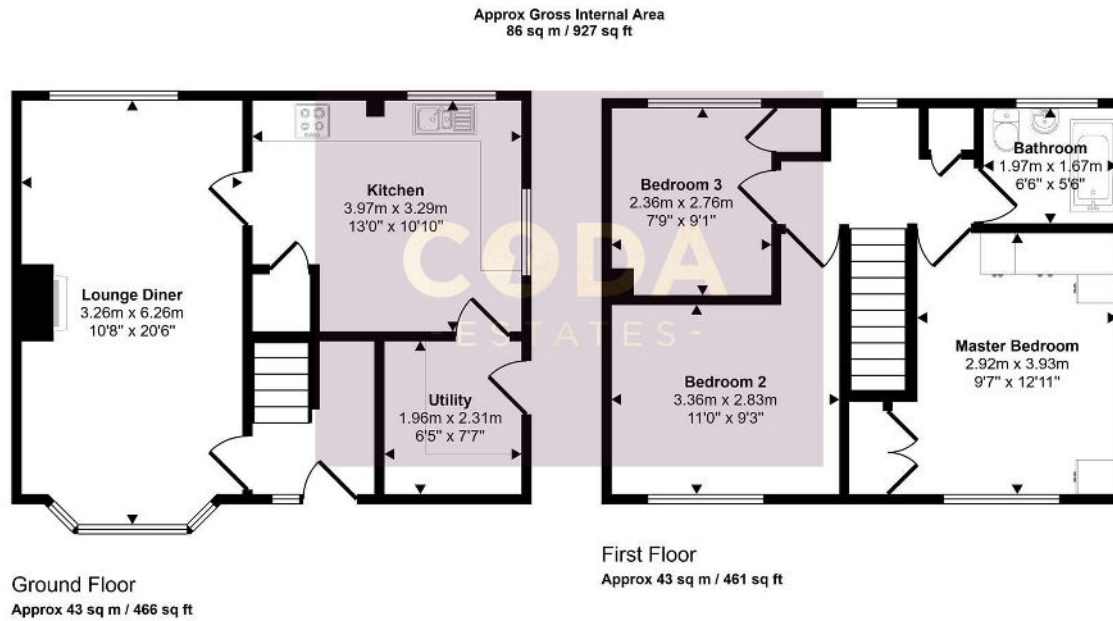
Amenities: Lenzie is considered an affluent village with well reputed schooling at both primary and secondary levels. There are various amenities within the village including a co-op, post office, hairdressers, optician, chemist, and award winning delicatessen and restaurant. There are a various sporting and recreational facilities within the village including tennis courts, rugby club and golf course. The neighbouring town of Kirkintilloch also offers a vast amount of amenities including good quality restaurants, shops, bars, supermarkets and the recently developed Southbank Marina. There are also numerous leisure facilities including Kirkintilloch Leisure Centre which houses a 25m swimming pool / children's pool and various sporting courts / clubs, Kirkintilloch Bowling Club, various water sports on the canal including, canoeing and rowing.

Home Report Available on Request

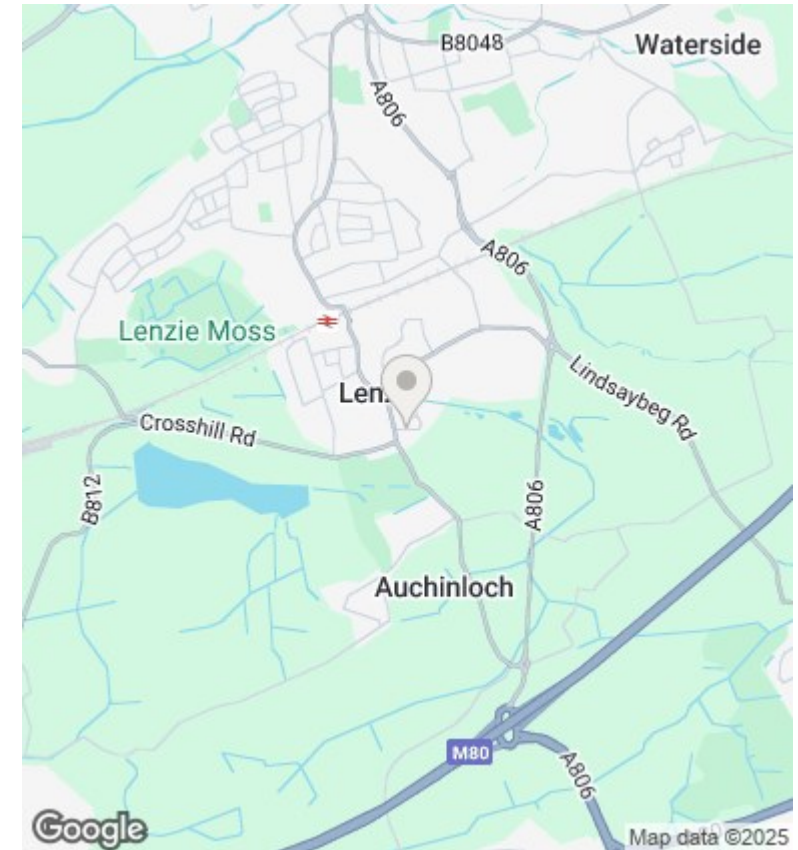
Viewings: Arranged by appointment, to confirm please call 0141 775 1050 or sales@codaestates.co.uk







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.



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		86
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	