



## 3 Argyle Gardens, Lennoxtown G66 7BX

- \*\*\* Beautiful 2 Bedroom Semi-Detached \*\*\*
- Immaculately Maintained and Presented Throughout
- Modern Kitchen

Pristine 2 bedroom semi-detached property located within a very desirable pocket of Lennoxtown. The current owners have maintained and presented the property to an impeccable standard throughout meaning early viewing is imperative. ERR - D

OFFERS OVER

**£132,500**



## PROPERTY DESCRIPTION

Located within a sought after cul-de-sac, this is an excellent opportunity to acquire a modern semi-detached villa with living accommodation over two levels. The property is presented in pristine condition and early viewing is highly recommended.

The accommodation comprises an entrance vestibule, beautiful lounge, modern kitchen with ample base and wall mounted units and access to the rear garden. Upstairs the property has two double sized bedrooms and there is a modern three piece shower room. Further benefits include double glazing, gas central heating, attic space, adequate storage and spectacular views towards the Campsie Fells. Externally the property sits within well maintained gardens with rear lawn, patio and decking. Off street parking is available via a driveway to the side.

### Room Dimensions

Entrance Porch - 1.38m x 1.12m

Lounge - 4.66m x 3.61m

Kitchen - 3.60m x 2.40m

Bedroom 1 - 3.55m x 2.65m

Bedroom 2 - 3.60m x 2.70m (at widest point)

Shower Room 1.91m x 1.67m



### Location

Nestling at the foot of the Campsie Fells, Lennoxton is readily accessible for the neighbouring towns of Kirkintilloch, Lenzie and Bishopbriggs, all with excellent schools at both primary and secondary level. It is well placed for commuting to Glasgow and to the other commercial centres of central Scotland. The village offers a variety of shops, post office, local churches, schools, restaurants, bars and the new Community HUB, hosting library, council office and health centre. Lennoxton is known as the gateway to the Campsie Fells and provides an excellent environment for outdoor



enthusiasts with a golf course, bowling club and pleasant walks in the surrounding countryside.

Home Report Available on Request

Postcode : G66 7BX

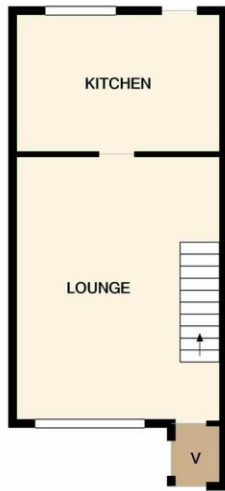
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Viewings Strictly By Appointment

CODA Estates provide a free valuation service. If you are considering selling your own home please telephone 0141 775 1050.



# FLOORPLAN



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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