



**CODA**  
- ESTATES -

OFFERS OVER

**£345,000**

**49 MILLERSNEUK AVE, LENZIE G66 5HU**

Fantastic opportunity to acquire an attractive detached bungalow within a very popular pocket of the village. This 3 bedroom home is set on an enviable corner plot, boasting meticulous gardens, a conservatory, garage and driveway.

Early viewing will be essential. EER - D

- \*\*\* Detached Bungalow \*\*\*
- Exclusive Residential Location
- Spacious Lounge with Dining Area Off
- Conservatory



## FULL DESCRIPTION

Exclusive to the market is this seldom available, detached bungalow offering spacious living accommodation within a highly desirable locale of Lenzie. Presented in good order throughout the property is positioned just a short walk to local schooling, shops and Lenzie train station. Accommodation is formed over one level, comprising a small entrance porch, a bright welcoming reception hallway with a number of storage cupboards. The formal lounge is front facing with feature fireplace and large window. The property offers excellent living/social space including a spacious dining area which leads through to the bright well-maintained conservatory which overlooks the rear gardens. The fitted kitchen is well equipped with a range of wall and base mounted units and appliances, with the back door allowing access outside. Off the large hallway you will find the 3 well proportioned bedrooms. The master bedroom is a front facing spacious room. The second bedroom also positioned to the front is another nice double. To the rear is the third bedroom. A bright pleasant space over looking the rear garden ground. The contemporary family bathroom, has been recently installed providing a three-piece bathroom suite, overhead shower, glazed shower unit, tiled flooring and chrome towel rail.

Externally the property sits within beautifully manicured gardens, dominating a large corner plot.





TOTAL APPROX. FLOOR AREA 1105 SQ.FT. (102.7 SQ.M.)

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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