



# Village Estates

Independent Estate Agents & Mortgage Advisors



*Springburn*

*51a Lenzie Place*

*G21 3TZ*

# 2 Bedroom Maisonette Flat

Hallway • Lounge • Kitchen

2 Double Bedrooms • Box Room • Bathroom

Village Estates are delighted to welcome to the market this modern 2 bedroom maisonette flat situated in the Springburn area of Glasgow. Internally the property comprises of a welcoming hallway leading to a fabulous size lounge with access to a spacious size fitted kitchen which includes a generous range of base and wall mounted units. The 1<sup>st</sup> level is complete with a stunning fully tiled family bathroom comprising of a 3 piece white suite with electric shower over corner bath. The upper level accommodates 2 generous size double bedrooms both boasting sliding mirror wardrobes offering excellent storage. The upper level is complete with a large walk in storage room.

The property also benefits from double glazing and a system of gas central heating and a large box room on the entrance level which can ideally be utilized as a study or store room.

Viewing is essential to fully appreciate the accommodation on offer on this modern 2 bedroom flat which is in truly walk in condition.

- Hallway
- Lounge 16'01" x 11'01"
- Kitchen 15'00" x 8'00"
- Box Room
- Bedroom No. 1 11'01" x 10'00"
- Bedroom No. 2 12'00" x 8'01"
- Bathroom

These particulars are believed to be correct and do not form part of any contract. Measurements have been taken using a sonic tape and may be subject to a small margin of error. Electrical/Gas fittings have not been tested and are assumed to be in working order. Photographs are included for information purposes only and it should not be assumed that any item is included in the purchase price of the property.

Ref. No. VEC24.3546















## **Selling Your Property !!**

**Contact us Now for a Free Valuation - We Offer a Full Sales & Marketing Package for a Very Competitive Fee**

## **Mortgage**

**Village Estates Mortgages offers a full range of Mortgage and Re-Mortgage facilities**

## **Home Reports, Surveys, Solicitors can also be arranged**

### **Office Opening Hours**

**9am – 5.30pm Monday – Friday**

**10am – 1pm Saturday (Cumbernauld Only)**

**Please contact either of our Branch Tel. Nos. during Saturday opening times for all enquiries**

**2 The Wynd, The Village, CUMBERNAULD**

**Zoopla.co.uk**

**Tel: 01236 636101**

 **rightmove.co.uk**

**www.ve-ea.co.uk**

**s1homes.com**