



End Terraced Villa
8 Marguerite Avenue,
Lenzie, Glasgow, G66 4HA



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Seldom available, END TERRACE VILLA by John Lawrence within an established and popular district nearby local shops and just a short walk to Lenzie Academy and minutes from Lenzie Station, Kirkintilloch town centre and access to the by-pass.

The property benefits from a single storey kitchen extension to rear and offers easily maintained accommodation and benefiting from gas central heating and double glazing.

Entrance hall, bay window lounge to front, separate dining room semi open plan to kitchen overlooking rear garden, rear hall with access to downstairs toilet and door to garden.

First floor: master bedroom with bay window to front and deep recessed storage cupboard, additional smaller double bedroom to rear and modern fitted and fully tiled shower/wet room.

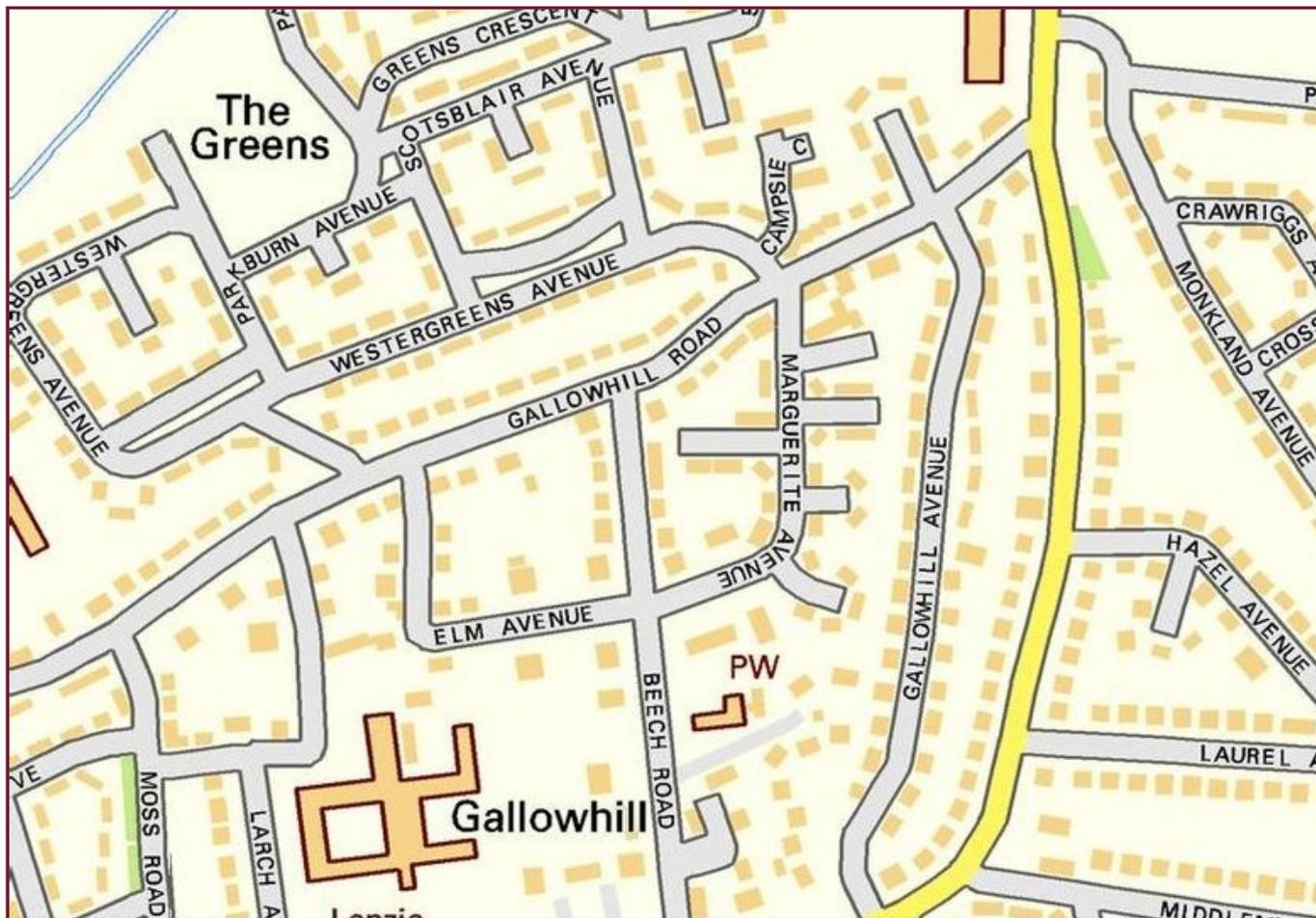
The property is set amidst easily maintained gardens to front and rear. Mono block paved driveway to side providing off street parking and access to single car garage.

Measurements

LOUNGE	15'10 (4.83m) x 11'1 (3.38m)	FIRST FLOOR	
DINING ROOM	11'1 (3.38m) x 6'1 (1.88m)	BEDROOM ONE	12'3 (3.72m) x 11'6 (3.53m)
KITCHEN	7'11 (2.42m) x 7'8 (2.35m)	BEDROOM TWO	10'4 (3.16m) x 8'8 (2.63m)
CLOAKS	4'10 (1.49m) x 2'11 (0.89m)	SHOWER/WET ROOM	6'0 (1.82m) x 5'6 (1.68m)



Floor plans are indicative only - not to scale.



Travel Directions

Travelling north along Kirkintilloch Road from the junction with Garngaber Avenue past the Co-Op on right, continuing to the traffic lights turn left onto Gallowhill Road second left onto Marguerite Avenue and number 8 is on right immediately before Marguerite Gardens on left.

Viewing

By appointment with Miller Beckett & Jackson on 0141 204 2833 or Eves/Weekends contact GSPC Call Centre on 0141 572 4397.

Council Tax/ EPC Rating

Band - D.

Energy Performance Rating - D.

Interest

Having viewed this property, should it be of interest to you, please ask your Solicitor to contact our Property Department on 0141 204 2833 and Note Interest on your behalf, otherwise this property may be sold without you having the opportunity to submit an Offer.

Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



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& Jackson

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Telephone Miller Beckett & Jackson on 0141 204 2833 . Fax 0141 221 6349
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