



5 Millersneuk Drive, Lenzie, Glasgow G66 5JF

- *** Extended Semi-Detached ***
- Tastefully Finished Throughout
- Open Plan Dining Kitchen Area
- 4th Bed/Family Room

Attractive extended 4 bedroom semi-detached property located within 5 mins walking distance of Lenzie Cross. The current owners have meticulously up-graded and extended the property to an exceptional specification throughout. Early viewing is imperative. EER - C

OFFERS OVER

£250,000



PROPERTY DESCRIPTION

A fully developed, extensively renovated and extended "Weir" built semi-detached villa occupying a enviable setting, within one of Lenzie's most favoured tree-lined addresses.

This family property is tastefully presented with a host of features and up-graded to an impeccable standard throughout

The house will appeal to families actively seeking a large family home within close proximity to first class shopping, schooling and transport services.

The accommodation comprises reception hallway which leads through to the lounge, shower room and the staircase leading to the upper landing. The lounge is a most inviting room with pleasant front facing outlook. The large contemporary dining kitchen has been presented to a high standard and displays a range of stylish high gloss units with contrasting worktops. The dining room is open plan to the kitchen with French doors leading to the rear patio. The spacious utility room is entered from the kitchen allowing access to the rear garden. A further family room/4th bedroom provides extra space for a growing family. The attractive shower room completes the ground floor accommodation.



There are three generous bedrooms on the upper floor, together with a fully tiled modern bathroom with three piece white suite with fitted Triton electric shower.

Gas fired central heating system with boiler. Double glazed. Single garage to the side of house with monoblocked driveway. The garden has been fully enclosed providing a safe, child friendly environment with patio, raised decked area and lawn.

Room Dimensions



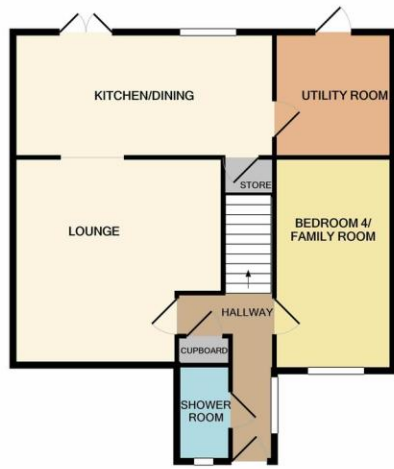
- Reception Hallway
- Shower Room - 1.90m x 1.10m
- Lounge - 4.71m x 4.68m
- Dining Kitchen - 6.01 x 2.73m
- Family Room/Bedroom 4 - 4.31m x 2.42m
- Utility Area - 2.87m x 2.41m
- Bedroom 1 - 3.88m x 3.22m
- Bedroom 2 - 3.28m x 3.24m
- Bedroom 3 - 2.83m x 2.65m
- Bathroom - 2.30m x 1.94m

Location

The property is conveniently placed for easy access to a host of local amenities which include schools at both primary and secondary levels, including Lenzie Meadow and the prestigious Lenzie Academy, shops, golf course and excellent public transport services including Lenzie train station. Kirkintilloch town centre is only a short distance away and offers a wider range of amenities including leisure centre, supermarkets, museum, a marina and host of popular bars and restaurants. In addition to this, there are excellent road links close by giving easy access to Glasgow City Centre and the Central Belt motorway network system.

The Energy Performance rating on this property is D
Home Report Available on Request
Viewings Strictly By Appointment
All Offers To Be Submitted in Writing Via the Office.

FLOORPLAN



GROUND FLOOR
APPROX. FLOOR
AREA 673 SQ.FT.



1ST FLOOR
APPROX. FLOOR
AREA 429 SQ.FT.
(39.9 SQ.M.)

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.