



6 Sycamore Avenue, Lenzie, Glasgow, G66 4NY

Offers Over £270,000

- Phenomenal Opportunity
- 2 Reception Rooms
- Driveway, Garage, DG & GCH
- EER - D
- Desirable Residential Opportunity
- Downstairs Shower Room
- Lenzie Academy Catchment Area
- 3 Bedroom Semi-Detached Property
- Level Garden Plot
- Close to Local Amenities & Transportation Links

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This is a rare opportunity to acquire a semi-detached villa within a very desirable residential area of the village. Modernisation is required however the property offers phenomenal potential to any discerning buyer. Situated within an enviable level plot the property could be developed subject to local authority planning constraints. Early viewing is strongly advised. EER - D.



Council Tax Band: E



CODA Estates are delighted to present this semi-detached property to the market, set within a level plot within a popular pocket of the village. The property is situated in one of Lenzie's most desirable addresses close to all local amenities, transportation links and local schooling.

Internally, the property requires some modernisation allowing the buyer an excellent opportunity to create and re-configure the house to individual requirements and specification.

The ground floor accommodation comprises, reception hallway, bright lounge, separate /dining area, kitchen with back door leading externally. The 3rd bedroom is also located on the ground floor to the front of the property as to is the shower room.. The upper floor leads to two substantial double size bedrooms, both with built in eaves storage .

The driveway provides parking for several vehicles and leads to the detached garage. The property is set within an attractive, level garden plot, stocked with mature shrubs, plants and trees. The previous owner has created a colourful haven, ideal for relaxing and/or entertaining.. The rear garden features a established lawn, colourful herbaceous borders and a patio area which is positioned perfectly to capture the sunlight.

The house has double-glazed windows and a gas fired central heating system. It offers tremendous potential for further development,

Schools

Sycamore Ave lies within the school catchment area for Lenzie Meadow Primary, Holy Family Primary, Lenzie Academy and St Ninians High School.

Amenities: The property is a just a short distance to local shops, Lenzie train station, well reputed local primary and secondary schooling, Lenzie Moss and the village cross. Lenzie also offers various leisure facilities including a golf course, tennis courts, bowling club and is a short walk to Kirkintilloch Leisure Centre. The property is perfectly positioned for all the local amenities.

Transport Links: Lenzie is conveniently placed within easy reach of Glasgow city centre and Edinburgh. Lenzie train station is within a twenty minute walk away which offers a regular line to Glasgow Queen Street in 9 minutes and Edinburgh Waverley in approximately 30 minutes. Just a short drive is the new link road leading to the M80 connecting to the main M8 motorway with links across central Scotland. There is also a regular bus route to Glasgow city centre and neighbouring villages.

Home Report Available on Request

East Dunbartonshire Council Tax Band E

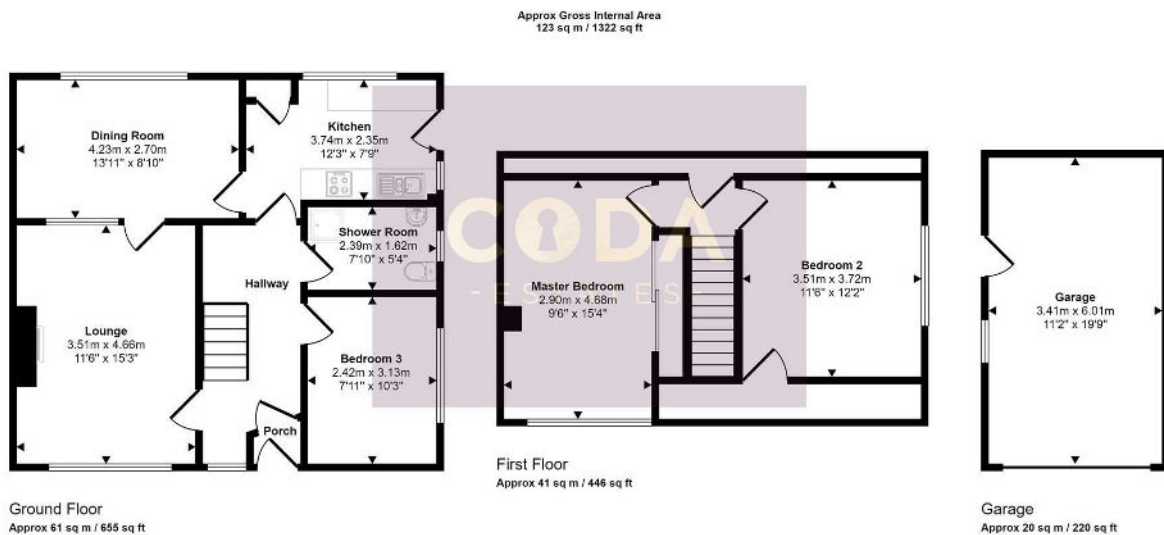
EER - D

Viewings: Arranged by appointment, to confirm please call .

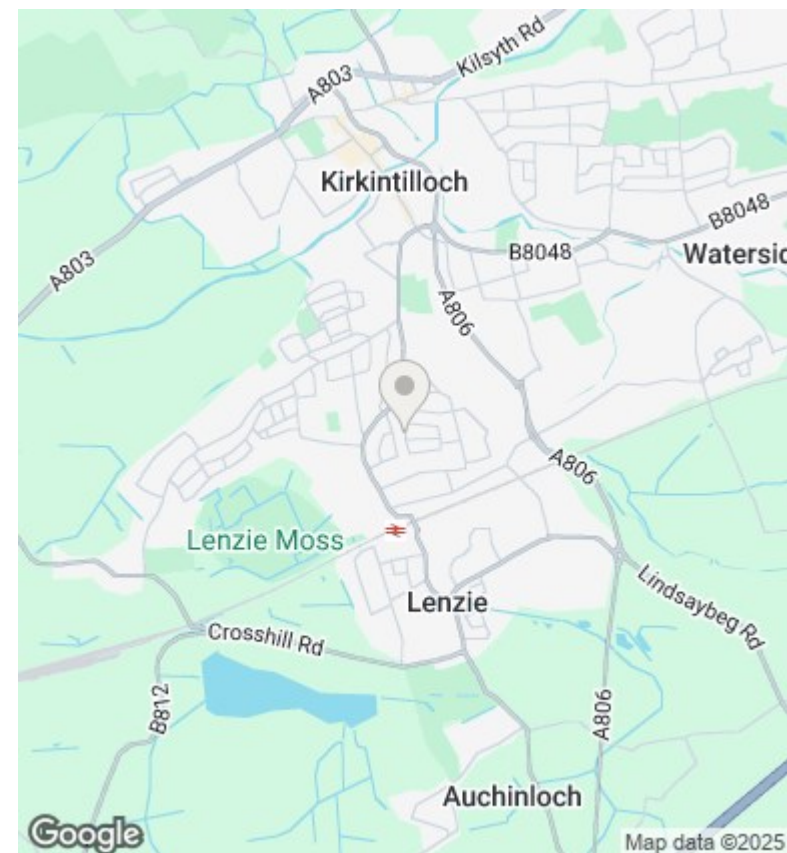
CODA Estates offer a free, no obligation valuation service. To arrange a suitable appointment please contact the office on 01417751050.







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Directions

Viewings

Viewings by arrangement only. Call 01417751050 to make an appointment.

Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		62
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC 