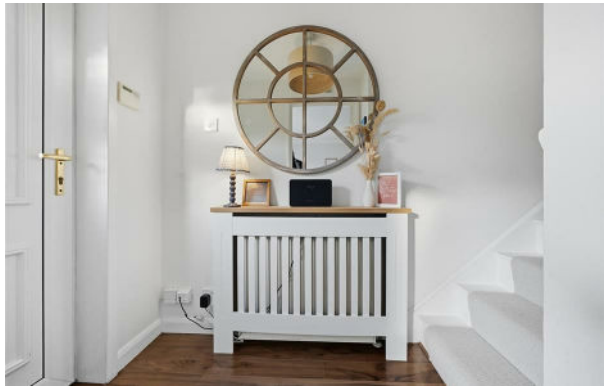
CODA
-ESTATES-







32 Orchardfield, Lenzie, Glasgow, G66 5QG

Offers Over £275,000

- Fabulous Residential Loction
- Bright Open Plan Kitchen/Dining Area
- Private Rear Garden, Driveway and Garden Store
- EER - D
- 3 Bedroom Professionally Extended Semi-Detached
- Well Maintained & Presented Throughout
- GCH, DG & Adequate Storage Throughout
- Exceptionally Generous Lounge
- Millersneuk Primary & Lenzie Academy Catchment Area
- Close To All Local Amenities, Transportation Links & Schooling

2-4 Heath Avenue, Lenzie, Glasgow, G66 4LG
01417751050

sales@codaestates.co.uk
www.codaestates.co.uk

32 Orchardfield, Glasgow G66 5QG

Wonderful residential location, this 3 bedroom, professionally extended semi-detached property will appeal to an array of buyers from those down sizing, first time buyers or a young couple. Presented to an high standard throughout, early viewing will be essential. Boasting generous living space, private rear garden, driveway, GCH & DG. EER - D

3 1 2 D

Council Tax Band: E





This semi-detached property occupies an excellent plot within Lenzie. The popular residential development has been extremely desirable over recent years, offering ease of access to all local amenities, schooling, Lenzie train station and direct motorway access.
The current owner has established a wonderful home, maintained and well presented throughout. The small entrance hall, flows through to the bright, spacious lounge and dining area and the contemporary kitchen beyond. The stylish kitchen has ample base/ wall mounted units, a number of appliances and contrasting worktops.
The upper floor is accessed via the staircase from the entrance hall. On this level you will find 2 double bedrooms and the box/office room. The bathroom completes the home and boasts over the bath shower, vanity storage and heated towel rail.
The attic space can be accessed from the master bedroom.
Externally the owner has created an inviting outdoor living space, providing a peaceful haven, perfect for quiet lazy afternoons or entertaining family or friends. The driveway provides excellent off street parking and the rear garden has been thoughtfully planned to provide a low maintenance outdoor space..
The rear garden is fully enclosed and is fenced to allow for a degree of privacy. The plot affords the potential to extend to the home subject to planning consents.
This property warrants early viewing as we anticipate a high level of interest.

Schooling
Orchardfield is situated a short walk from the reputable Millersneuk Primary School. The property also lies within the catchment area of Holy Family Primary School, Lenzie Academy and St. Ninians High School.

Room Dimensions
Entrance Hallway
Lounge - 6.93m x 3.47m
Kitchen - 3.22m x 2.86m
Dining Area - 2.86m x 2.91m
Bedroom 1 - 3.52m x 2.41m
Bedroom 2 - 2.93m x 2.41m
Bedroom 3/Box Room - 2.47m x 2.41m
Bathroom Room - 2.00m x 1.85m

Location:
The property is conveniently placed for easy access to a host of local amenities which include schools at both primary and secondary levels. The school catchment area of this property is Millersneuk Primary School and the prestigious Lenzie Academy. The property further benefits from nearby shops, a 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 a leisure centre, supermarkets, a museum, a marina and host of popular bars and restaurants. In addition, 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.

CODA Estates provides a free valuation service and have an extensive database of active buyers looking to purchase in the area. If you are considering selling your own home please telephone 01417751050







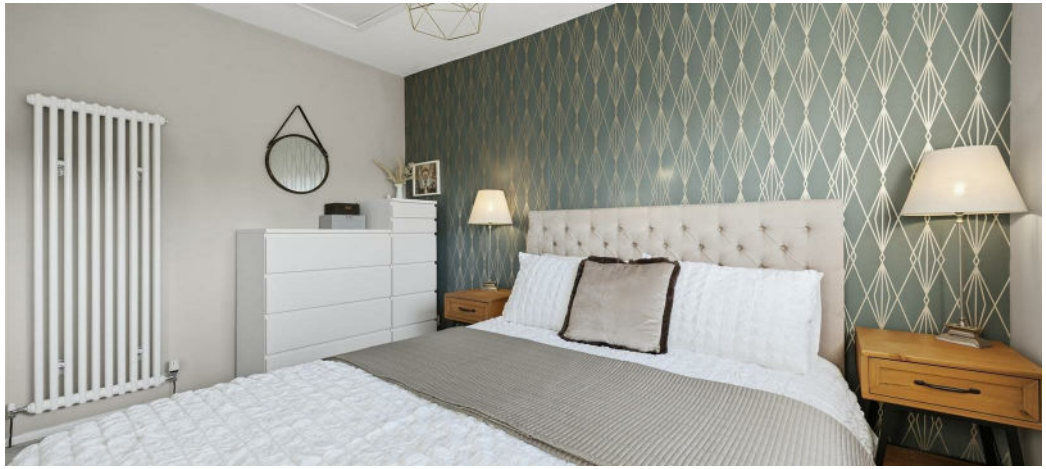






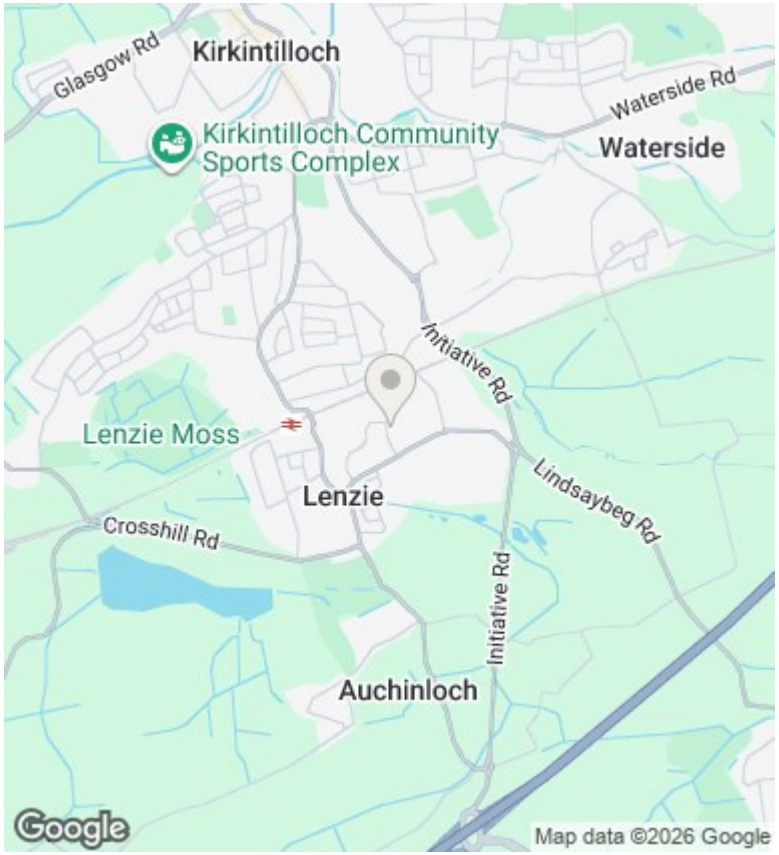








TOTAL: 79 m2
Ground floor: 49 m2, 1st floor: 30 m2
EXCLUDED AREAS: WALLS: 6 m2



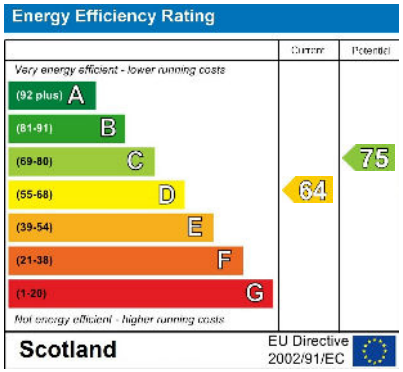
Directions

Viewings

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

Council Tax Band

E



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