



1 Buchanan Drive, Lenzie, G66 5HS

Offers Over £355,000

- Generous Family Detached Home
- Spacious Lounge/Dining Room
- GCH, DG, Driveway & Garage
- EER - C
- Envious Corner Plot
- Kitchen with Utility Area and Downstairs w/c
- Large Garden - Rear Enclosed for Pets & Young Children
- 3 Bedrooms (Master Ensuite)
- Generous Conservatory
- Close To All Local Amenities, Schooling & Transportation Links

1 Buchanan Drive, G66 5HS

This is a wonderful opportunity to secure a generous family home in a very popular residential location.

Occupying an enviable corner plot close to all local amenities, schooling and transportation links, this property should be viewed at the earliest opportunity.

Accommodation is over 2 levels consisting of 3 bedrooms (master ensuite), spacious lounge/dining area, conservatory, utility area, downstairs w/c driveway, detached garage, GCH & DG. EER - C



Council Tax Band: F



CODA Estates are delighted to present this generous property to the market. Set within a desirable, corner plot, within a popular pocket of the village close to all local amenities and local schooling.

The ground floor accommodation comprises, entrance porch, reception hallway, spacious open plan lounge/dining area, generous conservatory, large kitchen with utility area and a w/c located at the back door. The 3rd bedroom is also located on the ground floor. The upper level leads to two substantial double size bedrooms (the master with ensuite facilities), both with storage and a the house bathroom which completes the home

The driveway provides parking off street and leads to the detached garage. The property is set within an attractive, level garden plot, stocked with mature shrubs, plants and trees. The owner has created a tranquil environment, ideal for relaxing and/or entertaining.

The house has double-glazed windows and a gas fired central heating system. It offers tremendous potential for further development, with no detriment to the outdoor areas.

Schooling: Catchment area for Lenzie Meadow Primary, Holy Family Primary, Lenzie Academy and St Ninians High School.

Room Dimensions

Entrance Porch - 1.55m x 1.52m

Reception Hallway

Lounge/Dining Area - 6.26m x 5.22m

Kitchen - 3.05m x 2.58m

Utility Area - 3.04m x 2.14m

Conservatory - 4.21m x 3.97m

Downstairs w/c - 2.09m x 1.13m

Bedroom 3 Downstairs - 3.17m x 2.46m

Master Bedroom (upstairs) - 3.68m x 3.29m

Ensuite - 2.48m x 2.00m

Bedroom 2 (upstairs)- 3.82m x 3.45m

Bathroom (upstairs)

Location: Buchanan Drive is a prestigious address positioned a short walk from the train station and al local amenities. This quiet residential area has no through traffic, making it a safe and quiet environment. The village offers a variety of essential shops including Post Office, chemist, doctors, dentist, optician, hairdressers, library, Co-op, award winning delicatessen and restaurants. Lenzie also has various leisure facilities including tennis, golf and rugby clubs and the main Kirkintilloch Leisure Centre is only a few minutes away.

Transport Links: Lenzie is conveniently placed within easy reach of Glasgow city centre and Edinburgh. A regular train service to Glasgow Queen Street taking approximately 9 minutes and 40 minutes to Edinburgh. 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 service to Glasgow city centre and neighbouring villages.

Viewings: Arranged Strictly By Appointment

Council Tax: EDC Band F

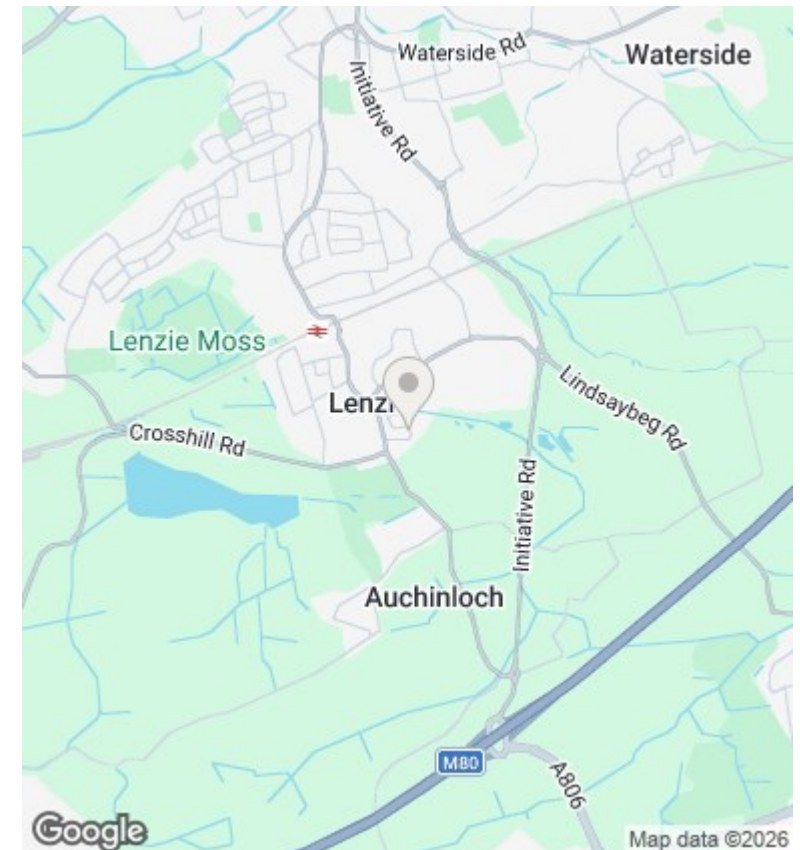
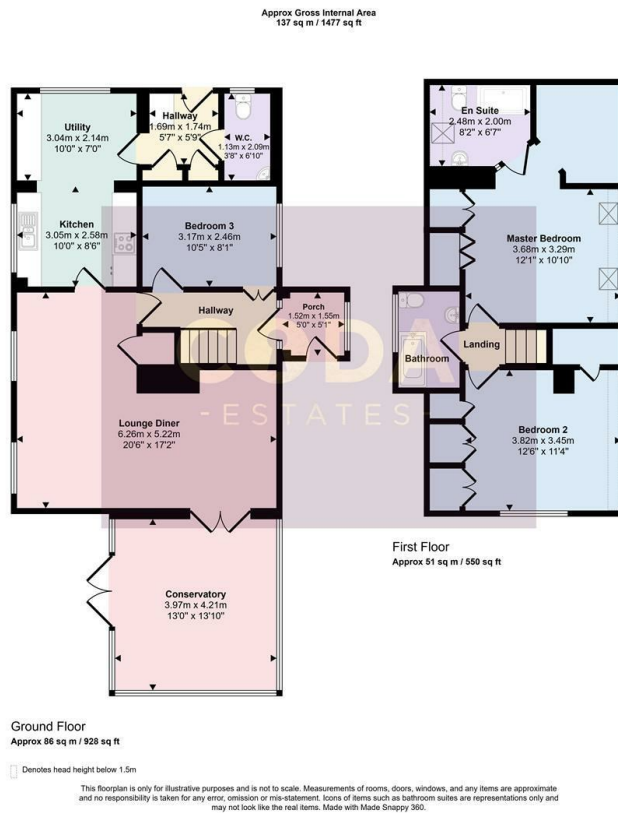
EER: Rating C

Home Report: Available on request

CODA Estates provide a free valuation service. If you are considering selling your own home and require any assistance please contact the office on 01417751050.







Directions

Viewings

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

Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	73	79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	73	79
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Scotland		