



95C Langmuirhead Road, Auchinloch, Lenzie, Glasgow, G66 5DJ

Offers Over £100,000

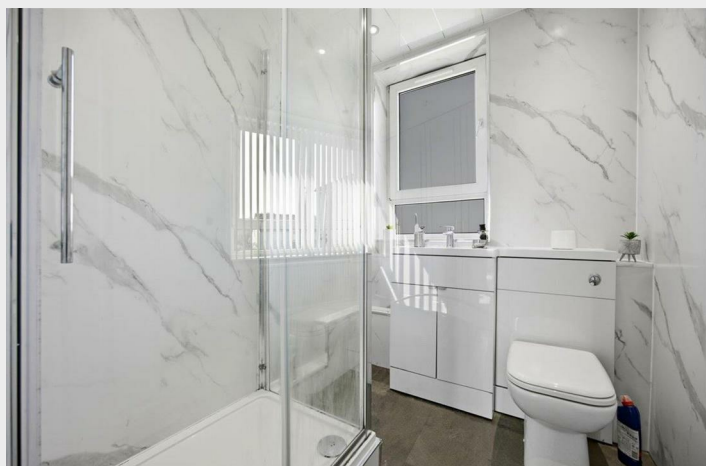
- Spacious first floor flat in a convenient residential location
- Well-appointed fitted kitchen
- Recently fitted shower room with contemporary wet-wall finish
- Excellent storage throughout
- Superb commuter links with easy access to Lenzie Railway Station and the M80 motorway
- Bright and generous lounge with ample space for dining
- Double bedroom with full length fitted wardrobes
- Gas central heating and double glazing
- Well placed for local amenities and everyday conveniences
- Energy efficiency rating - D

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Occupying a convenient position on the doorstep of Lenzie, this beautifully presented first floor flat offers an ideal blend of comfort, connectivity and affordability. Whether you're taking your first step onto the property ladder, looking to downsize or seeking a ready-to-let investment, the property presents exceptional value in a well-connected location.



Council Tax Band: A



Situated within a popular residential pocket of Auchinloch, this beautifully presented first floor flat offers bright, well-proportioned accommodation ideally suited to first-time buyers, downsizers and buy-to-let investors alike. Enjoying a convenient position on Langmuirhead Road, the property is perfectly placed to benefit from excellent commuter links, local amenities and nearby Lenzie Railway Station, offering swift access to Glasgow and beyond.

Internally, the accommodation is presented in true walk-in condition and comprises a welcoming entrance hallway with useful storage, a generous front-facing lounge providing ample space for both relaxing and dining, and a well-appointed fitted kitchen offering an excellent range of base and wall-mounted units together with generous worktop space.

The spacious double bedroom benefits from fitted wardrobes, while a contemporary shower room, finished with modern fixtures and fittings, completes the accommodation.

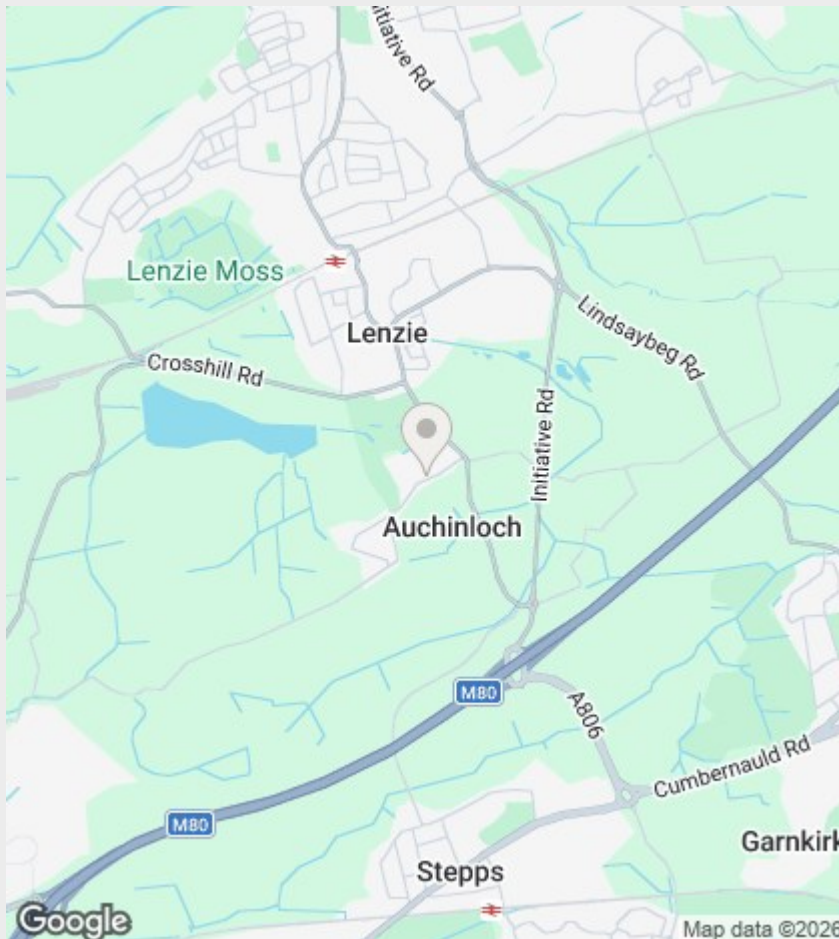
Further benefits include gas central heating and double glazing.

Auchinloch enjoys a convenient location on the doorstep of Lenzie and Kirkintilloch, with a wide range of local shops, supermarkets, cafés and leisure facilities all within easy reach. Excellent transport connections include nearby Lenzie Railway Station, regular bus services and easy access to the M80 motorway, making this an ideal base for commuters travelling throughout the Central Belt.

This is an excellent opportunity to acquire a well-presented home in a highly convenient location, offering comfortable accommodation and outstanding connectivity, making it an ideal purchase for a variety of buyers.

Home Report available on Request
Viewings Strictly By Appointment
EER - D
Council Tax Band - North Lanarkshire A

If you are interested in viewing this property, please contact our offices direct on 0141 775 1050. Property to sell? One of our expert team would be happy to provide you with a free valuation and we can discuss our selection of professional selling packages



Directions

Viewings

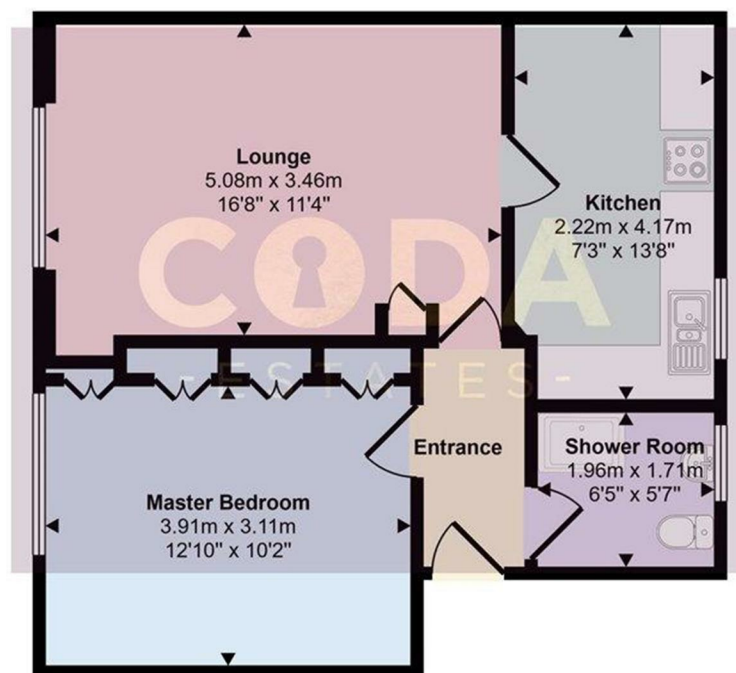
Viewings by arrangement only. Call 01417751050 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Approx Gross Internal Area
49 sq m / 526 sq ft



Floorplan

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. Images of items such as bathroom suites are representations only and