



46 Watermill Avenue, Lenzie, G66 5QS

Offers Over £345,000

- Substantial Family Property
- One Bedroom with Ensuite Shower Facilities
- Adequate Storage Including Loft Space
- EER - D
- 4 Bedroom Semi-Detached
- Stylish Kitchen with a Number of Integrated Appliances
- GCH, DG, Substantial Driveway and Private Garden
- 4 Reception Areas Including Conservatory
- Tasteful House Bathroom
- Close To All Local Amenities , Schooling & Transportation Links

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*** Closing Date Established Thursday 6th Aug @ 12 noon *** The current owner has created the most wonderful family home located in a delightful residential location close to all amenities. This generous, professionally extended semi- detached property has been well maintained and presented throughout, providing functionable family living over two levels. The home also boasts 4 reception areas, 4 bedrooms (one with ensuite), and an impressive garden plot, making early viewing imperative. EER - D



Council Tax Band: E



This substantial 4 bedroom semi-detached family home is a true credit to the current owners. The property has been maintained, professionally extended and presented to an incredible standard throughout. Early viewing will be essential as houses of this nature are seldom available

The impressive, flexible accommodation flows thoughtfully over two levels, comprising welcoming entrance porch hallway, spacious formal lounge with focal gas fire and views to the front. This flows to a further reception area/playroom/home office area which allows access to the generous conservatory. The spacious kitchen is designed for the rigours of family life, well appointed with a selection of base and wall mounted units, contrasting work surfaces, a number of integrated appliances and back door leading again to the conservatory. Accessed from the entrance hall and also the kitchen is the tasteful dining area, which could be adapted depending on individual requirements.

Upstairs the property boasts 4 well proportioned bedrooms, one boasting ensuite shower facilities. The stylish family bathroom completes the home. The loft is accessed from the 2 of the smaller bedrooms.

Externally the impressive plot has been lovingly maintained to provide an inviting outside environment. Designed and developed for all family members to enjoy. There is a patio area for alfresco dining/entertaining and/or relaxing which provides a high degree of privacy and. The garden is a colourful haven of mature, plants, shrubs, trees bushes with artificial grass for easy maintenance. To the front of the property there is well tended gardens and large driveway, providing ample off street parking.

Schooling

Watermill Ave is situated a short walk from the highly 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

Porch -

Entrance Hall -

Lounge - 5.25m x 2.78m

Dining Room - 4.28m x 3.14m

Family Room - 2.68m x 2.64m

Conservatory - 5.05m x 2.63m

Kitchen - 4.72m x 2.79m

Master Bedroom - 3.58m x 3.48m

Bedroom 2 - 2.96m x 2.72m

Ensuite - 1.74m x 1.46m

Bedroom 3 - 2.90m x 2.54m

Bedroom 4 - 2.74m x 1.95m

Bathroom - 1.90m x 1.89m

Location

Located in a popular development, Watermill Avenue is an attractive address, occupying a convenient position close to the village. The property is perfect for those looking to reside within close proximity of good schools and local amenities, yet wish to enjoy the privacy and tranquillity of a most private residence. Lenzie is ideally situated for commuting to and from Glasgow and Edinburgh. Lenzie train station provides a service to and from Glasgow Queen Street and Edinburgh Waverley. The nearby M80 provides swift access into Glasgow city centre and motorways east and north.

Viewings: Arranged Strictly By Appointment

Council Tax: EDC Band E

EER: Rating D

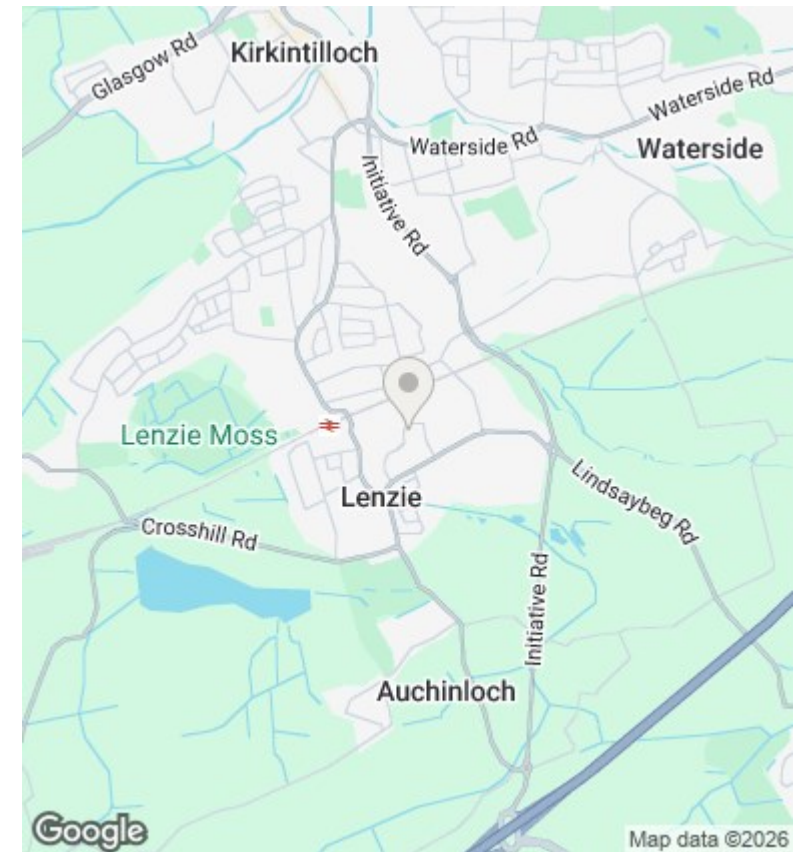
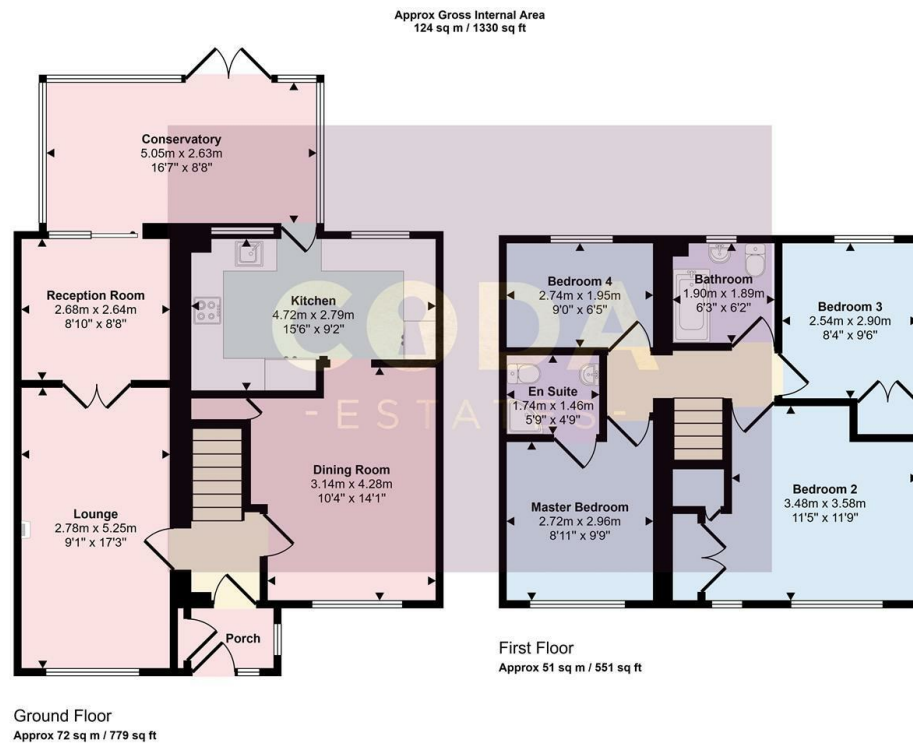
Home Report: Available on request

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

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	