



9 Elmwood Gardens, Lenzie, G66 4EW

Offers Over £245,000

- *** Perfect Residential Location ***
- Quiet Cul-de-sac
- Luxurious Fitted Kitchen
- GCH, DG, Loft Space & Driveway
- EER- D
- 3 Bedroom Semi-Detached Property
- Lounge Through Dining Room
- Modern Contemporary Bathroom
- Lenzie Academy Catchment Area
- Close to Local Amenities

9 Elmwood Gardens, G66 4EW

CLOSING DATE THURSDAY 6TH @ 12PM*

Stunning 3 Bedroom Semi-Detached Villa in a Sought-After Lenzie Cul-de-Sac

Presented to the market in true walk-in condition, this stunning three-bedroom semi-detached villa offers beautifully appointed accommodation and is situated within a highly desirable residential cul-de-sac in the ever-popular town of Lenzie. Finished to an exceptional standard throughout, this impressive home is perfectly suited to modern family living and is certain to appeal to a wide range of discerning buyers.



Council Tax Band: D



The accommodation is entered via a welcoming reception hallway which immediately sets the tone for the quality and style found throughout the home. To the front of the property lies the cosy yet elegant lounge, flooded with natural light from the large front-facing window. A bespoke feature fireplace creates an attractive focal point, providing the perfect setting for both relaxation and entertaining.

The lounge flows effortlessly into the dining area, creating a wonderful open-plan space ideal for everyday family life. Patio doors lead directly to the enclosed rear garden, seamlessly blending indoor and outdoor living and providing the perfect space for al fresco dining, summer entertaining or simply relaxing in the privacy of the beautifully maintained garden.

The ground floor is completed by a thoughtfully designed bespoke kitchen, fitted with an excellent range of contemporary floor and wall-mounted units, offering both style and practicality with ample workspace and storage.

A staircase from the hallway leads to the upper landing where three generously proportioned bedrooms are on offer, each benefiting from built-in storage and providing flexible accommodation for families, guests or those working from home. Completing the upper level is a luxurious boutique-style family bathroom, beautifully finished with high-quality fixtures and fittings to create a stylish and relaxing retreat.

Further benefits include excellent storage throughout the home, a loft providing valuable additional storage space, gas central heating and double glazing.

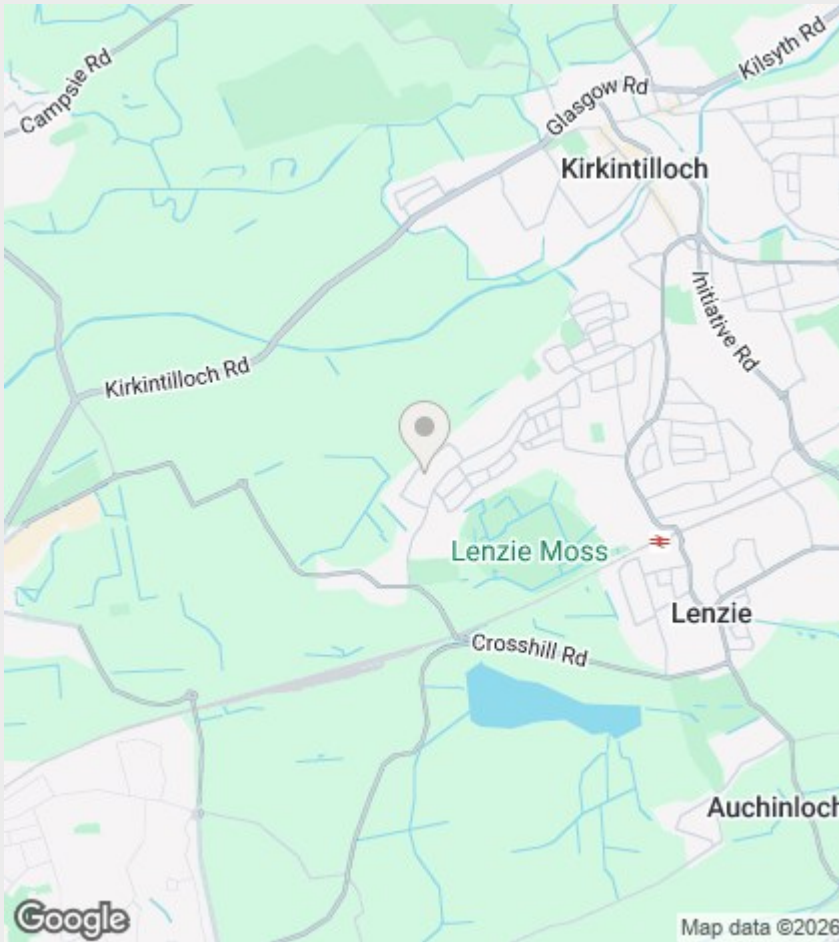
Externally, the property boasts a generously proportioned, fully enclosed rear garden offering a high degree of privacy, making it ideal for children, pets and outdoor entertaining. To the front, a substantial driveway provides off-street parking for multiple vehicles.

This is a rare opportunity to acquire a truly turnkey family home in one of Lenzie's most desirable

residential locations. Early viewing is highly recommended to fully appreciate the exceptional standard of accommodation on offer.







Directions

Viewings

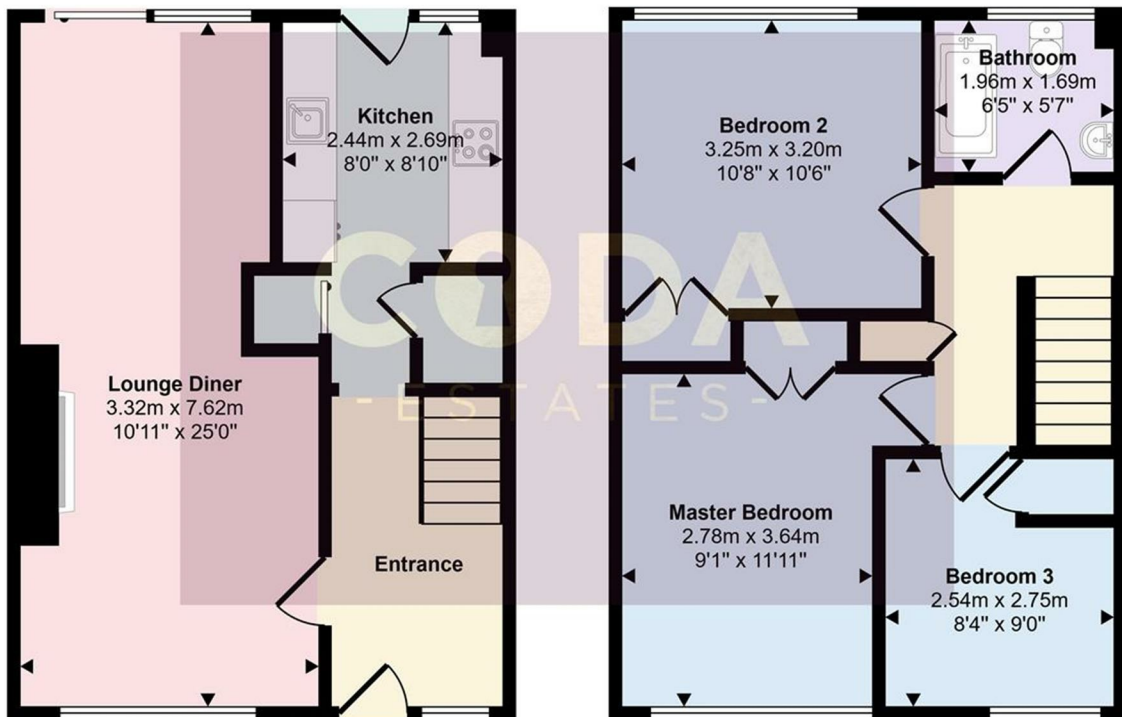
Viewings by arrangement only. Call 01417751050 to make an appointment.

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	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		

82 sq m / 885 sq ft



Ground Floor
Approx 41 sq m / 441 sq ft

First Floor
Approx 41 sq m / 444 sq ft

This floor plan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and wall thicknesses are approximate.