

TOWN & COUNTRY

7 Willow Avenue Lenzie



www.townandcountryestateagents.net

7 Willow Avenue, Lenzie G66 4RQ

- Lounge ■
- Bedroom ■
- Family Room ■
- Bedroom ■



A 1930's built traditional 7 apartment detached bungalow (140 square metres) in the much admired Willow Avenue address of Lenzie.

This fine family sized home has been comprehensively upgraded by the present vendors resulting in an exceptional property.

Accommodation comprises reception hallway which provides access to all the principal ground floor apartments. There are three reception rooms on the ground floor of the house, together with a modern fitted kitchen, two bedrooms and a luxurious fully tiled family bathroom. The upper floor leads to two further double size bedrooms. Both bedrooms on the upper floor feature dormer projection rear facing windows and side facing velux windows.

There is ample parking for several vehicles on the gravelled driveway. The house is warmed by gas fired central heating system with the boiler housed in the kitchen. The house has double glazed windows.

The property is set in a very mature garden. The more substantial rear gardens feature a lawn with mature, colourful herbaceous border and patio areas. The garden is secure for children and is screened from neighbouring properties by mature trees and fencing, thereby offering a high degree of privacy.

Willow Avenue is considered one of the districts most coveted addresses, with an abundance of eye-catching high value properties. Lenzie has an excellent range of amenities including local shops and mainline Edinburgh-Glasgow railway station within walking distance. Glasgow City Centre can be reached via the new Stepps motorway link in approximately ten to fifteen minutes. There are some excellent, well quoted Primary and Secondary Schools within the Lenzie area and a number of quality golf courses.

TOWN & COUNTRY

7 Canniesburn Toll, Bearsden, Glasgow G61 2DU

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Web. townandcountryestateagents.net

www.rightmove.co.uk www.zoopla.co.uk www.s1homes.com

HOURS OF BUSINESS

Monday 9am - 6pm

Tuesday 9am - 6pm

Wednesday 9am - 6pm

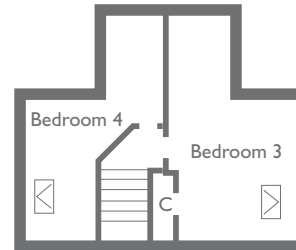
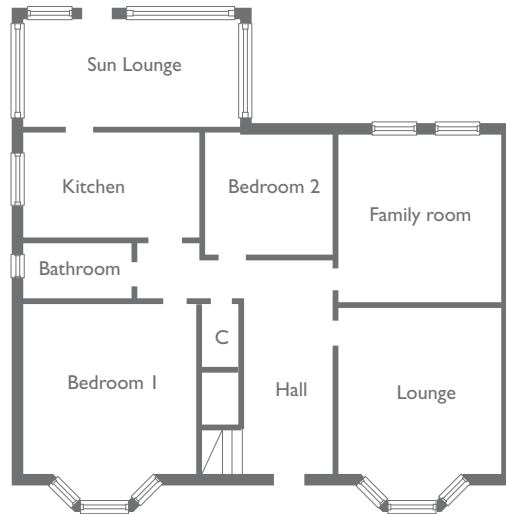
Thursday 9am - 6pm

Friday 9am - 5pm

Saturday 11am - 3pm

Sunday 12pm - 3pm

EPC RATING: Band D



RECEPTION HALLWAY		BEDROOM 1	4.41m x 3.77m
LOUNGE	4.41m x 4.09m	BEDROOM 2	3.49m x 3.13m
FAMILY ROOM	4.36m x 3.48m	BEDROOM 3	6.76m x 3.18m
SUN LOUNGE	4.35m x 2.44m	BEDROOM 4	4.62m x 2.00m
FITTED KITCHEN	3.49m x 3.00m	BATHROOM	2.82m x 1.51m



Travel Directions

FOR SAT NAV G66 4RQ

From the agents branch in Lenzie proceed north on Kirkintilloch Road. Turn right onto Willow Avenue where the property can be found on your left hand side.

We have prepared these particulars in good faith to give a broad description of the property. Please note that we have not carried out a survey of the property, nor have we tested any of the services or appliances, but have relied upon our brief inspection and upon information supplied to us by the vendors. Accordingly, it is not intended that these particulars should be relied upon as a representation of facts or that they should have contractual status, and for example (i) The description of the property are intended to be a guide rather than a detailed and accurate report and inventory. (ii) Floor plans, measurements, areas and distances are intended to be approximately only. (iii) Photographs have been taken with a wide angle lens camera and are not necessarily comprehensive, accurate or current. (iv) No representation or warranty is given as to the title or as to the existence or otherwise of any planning consent, building regulation approval or other statutory permission. If there is any particular aspect of the property about which you would like further information, we invite you to discuss this with us, especially before you view and / or survey the property.