



## 37 Oak Drive, Lenzie, Glasgow, G66 4BU

Offers Over £195,000

- \*\*\* Quiet Residential Location \*\*\*
- Breakfasting Kitchen
- Adequate Storage, DG & GCH
- EER - D
- 3 Double Bedrooms
- Rear Porch Area
- Well Tended Gardens & Driveway
- Spacious Lounge/Dining Area with French Doors to the Rear
- Stylish Bathroom
- Close to all Local Amenities



# 37 Oak Drive, Glasgow G66 4BU

\*\*\* Spacious Family Property \*\*\* Located within a popular residential location, this property has been maintained and presented to a high standard throughout. This 3 bedroom home benefits from a modern, fresh interior, GCH, DG, parking, private garden ground and quiet location, ideal for many local amenities. Early viewing is essential EER - D



Council Tax Band: C



Located just a short walk to local schooling, Oak Drive is a highly desirable location within Lenzie. The subject on offer is a well-proportioned three bedroom semi-detached villa, ideal for a family home. The accommodation is accessed via an attractive composite door to the reception hallway. Off the hallway is the impressive lounge with dual aspects to the front and rear garden. French doors have been recently installed which open to the rear. The galley style kitchen is accessed via the lounge and offers a selection of wall and base mounted units, breakfast bar and contrasting worktops. There is a useful porch area off the kitchen which provides access to the rear. Also on the ground floor is a good sized double bedroom with window formation to the front. On the upper level you will find two further double bedrooms and the stylish bathroom suite with over the bath shower. The attic can also be accessed from the upper landing and the master bedroom has extensive storage.

The property has gas central heating and double glazing. Further Benefits include ample storage private front and secure rear garden which is stocked with a variety of plants, flowers, shrubs and trees and boasts a new timber shed. This outside space is perfect for relaxing and/or entertaining. The address also boasts off street private parking.

#### Room Dimensions

Lounge/Dining - 5.70m x 3.80m

Kitchen - 4.40m x 2.25m

Master Bedroom - 4.00m x 3.75m

Bedroom 2 - 3.25m x 3.40m

Bedroom 3 - 4.00m x 3.30m

Bathroom - 2.00m x 2.00m

Schooling: Lenzie Meadow, Holy Family Primary, Lenzie Academy, St Ninians High School.

Amenities: The property is ideally placed just a short walk from village amenities, train station and schooling. The village is also home to an award winning delicatessen and restaurant and has a variety of different shops including dentist, chemist, hairdressers, pub and supermarkets. The village is well known for its well reputed local primary and secondary schools. Lenzie also offers various leisure facilities including a golf course, tennis courts, bowling club and is a short walk to Kirkintilloch Leisure Centre.

Transport Links: Lenzie is conveniently placed within easy reach of Glasgow city centre and Edinburgh. Property is located a short walk to Lenzie train station which offers a regular line to Glasgow Queen Street in 9 minutes and 30 minutes to Edinburgh Waverley. Lenzie is within close proximity to the M80 connecting to the main M8 motorway with links across central Scotland. There is also a regular bus route to Glasgow city centre and neighbouring villages.

Viewings: Arranged by appointment, to confirm please call 0141 775 1050.

Home Report: Available on request. .

Council tax: Band C

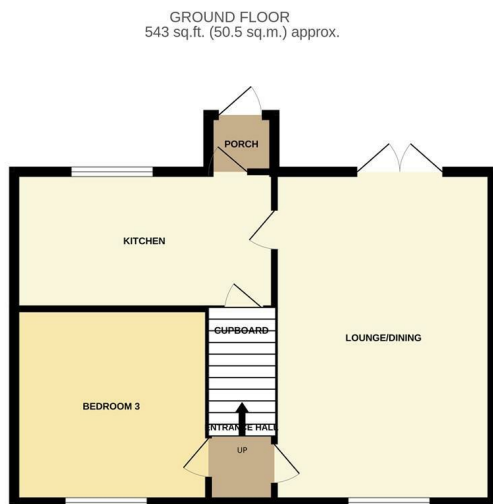
EER: Rating D

CODA Estates provide a free valuation service. If you are considering selling your own home please telephone 0141 775 1050.









TOTAL FLOOR AREA: 995 sq.ft. (92.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Directions

## Viewings

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

## Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	