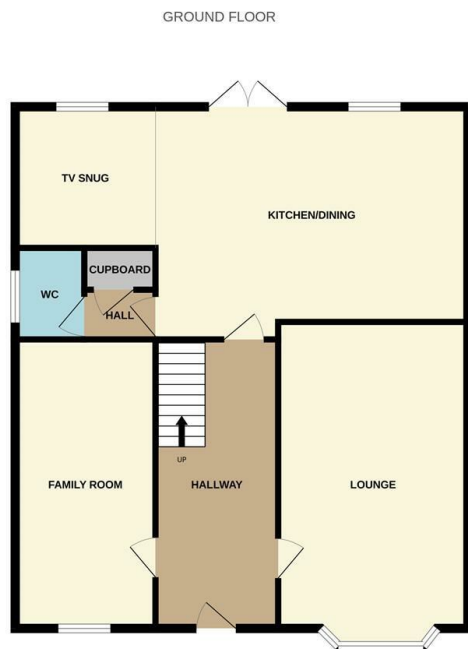




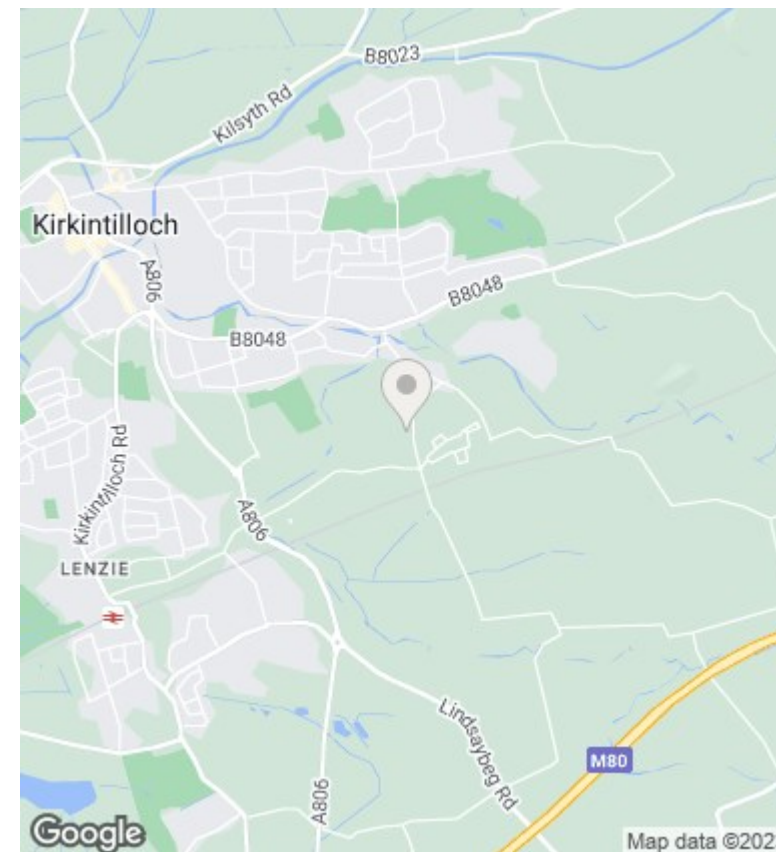
## 39 Linnet Drive, Lenzie, Glasgow, G66 3DG

Offers Over £415,000

- \*\*\* Spacious Detached Family Home \*\*\*
- Immaculately Maintained and Presented
- South Facing Rear Garden
- EER - B
- 3 Reception Areas
- Formal Lounge with Bay Window Formation
- Popular Residential Location
- 4 Double Bedrooms - 2 with Ensuite Shower Facilities
- Stylish Open Plan Kitchen/Dining/Family Area
- Close to Local Amenities



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

F

## EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		89
(81-91) <b>B</b>	81	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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	