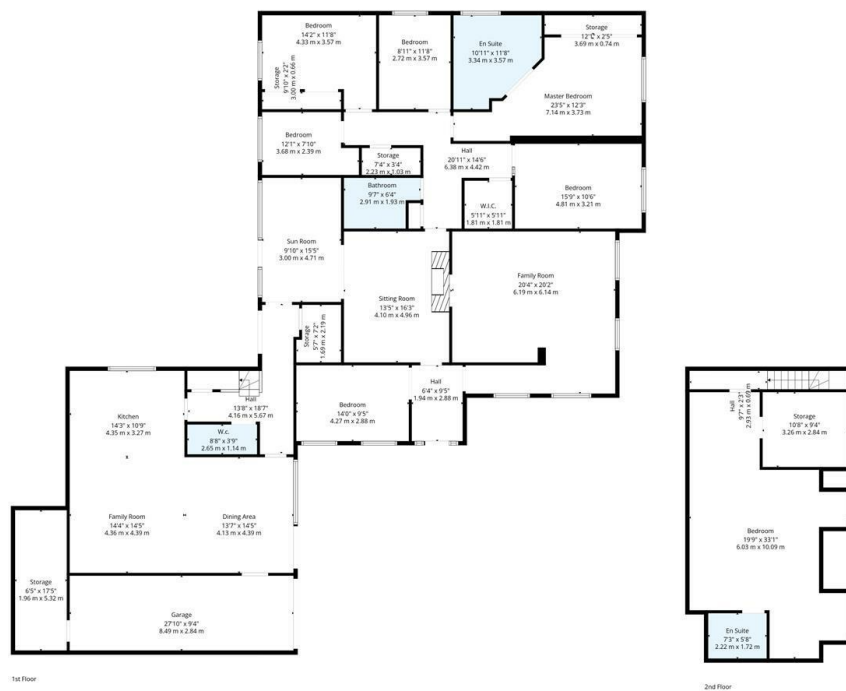




East Claddens, Easter Garngaber Road, Lenzie, Glasgow, G66 5JG

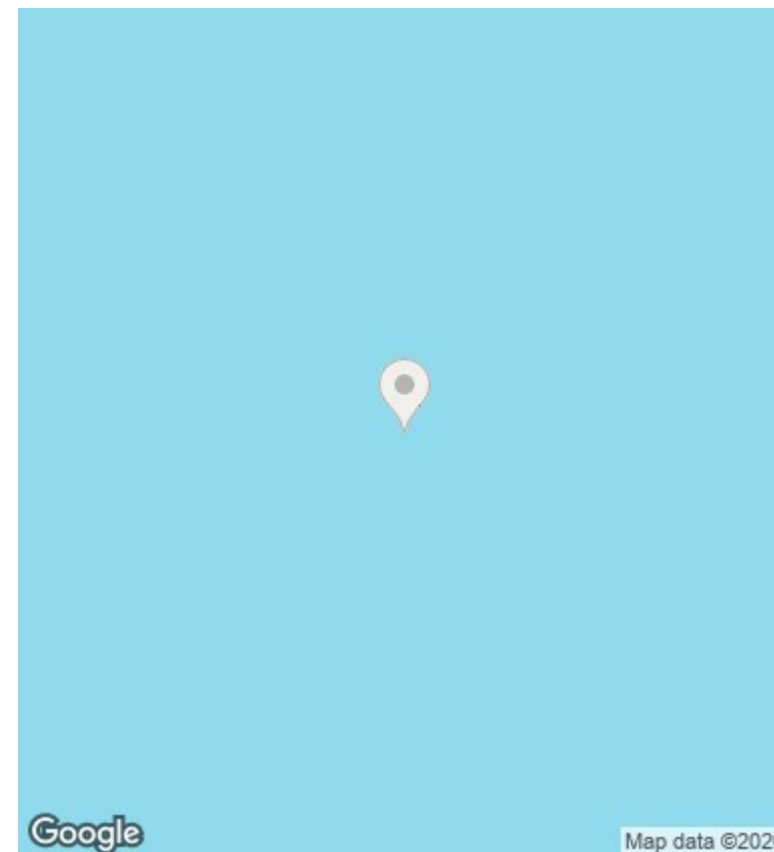
Offers Over £775,000

- Six bedroom, four public room Extended Detached Bungalow
- 17ft HydroPool swim spa
- Bespoke 'Hygge' designed Pergola
- EER Band C
- 2 Way Astro turf Putting Green
- Double sided log burner
- Landscaped Garden by Neil Walker
- Electric Gate Entry
- Courtyard and car port with electric charger
- Millersneuk School minutes walk, Lenzie Academy Catchment, 10 min to Lenzie train station



TOTAL: 3305 sq. ft, 307 m²
 1st floor: 2854 sq. ft, 265 m², 2nd floor: 451 sq. ft, 42 m²
 EXCLUDED AREAS: STORAGE: 259 sq. ft, 23 m², GARAGE: 259 sq. ft, 24 m², LOW CEILING: 159 sq. ft, 15 m²,
 WALLS: 236 sq. ft, 22 m²

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Directions

Viewings

Viewings by arrangement only. Call 01417262111 to make an appointment.

Council Tax Band

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	