



LENZIE

19 FOURTH AVENUE

O/o £149,000

*Spacious & well-presented semi-detached cottage in desirable area*

Private gardens and lovely views - Beautifully upgraded interior - Situated in a sought after - Energy Efficiency Rating D



- Seldom available
- Recently upgraded
- Private gardens & driveway
- Contemporary interior
- Large rooms throughout
- Sought after area
- Potential to convert loft
- Energy efficiency rating D

Rarely available on the open market, this **beautifully appointed one bedroom semi-detached cottage** is situated on the outskirts of Lenzie, across the road from Auchinloch bowling club. Boasting a spacious and attractive interior, as well as large landscaped gardens, this lovely home is presented to the market by award-winning local agent Kelvin Valley Properties. Internally the property boasts a large lounge with dining area, a recently upgraded fitted kitchen, modern shower room, and a huge double bedroom. Externally there are private gardens to front and rear, as well as a driveway to the side. Early viewing of this unique property is advised to avoid disappointment.



**Lounge** ( 19'8 x 13'6 )

Spacious lounge with bi-folding doors to the rear, opening out onto the decking in the rear garden. Carpeted floor area. Wallpapered feature wall. Ample space for both lounge furniture as well as a dining table and chairs. When the lofts are converted in these properties, the lounge contains plenty of space for the internal staircase.



**Bedroom** ( 13'5 x 11'6 )

Large master bedroom quad window formation to the front allowing plenty of natural light in. Five-door fitted wardrobes, offering excellent storage. Carpeted floor area. Plenty of space for bedroom furniture.



**Kitchen** ( 14'3 x 10'01 )

Recently fitted kitchen with base and wall mounted high gloss storage units. Fitted oven/hob/hood. Washing machine and fridge/freezer included in the sale. Side door to gardens and windows to both side and rear.



**KELVIN  
VALLEY  
PROPERTIES**



### **Shower Room ( 6'1 x 5'4 )**

Modern fitted shower room with electric shower in large walk-in enclosure. Wash hand basin and W.C. Textured glass window to the front. Fully tiled.

### **Gardens & Driveway**

Private gardens to front, side and rear. Driveway to the side. The rear garden is large and South-facing, with two sections of decking as well as a large lawn, summer house, shed and play hut.



### **Heating & Glazing**

Gas central heating & double glazing throughout.



### **Other Information**

All floor coverings, light fittings and blinds included in the sale.

All fixtures and fittings mentioned in this schedule are included in the sale. All others in the property are specifically excluded. All measurements are in feet. Measurements are taken using a sonic tape measure and may therefore be subject to a small margin of error. All photographs are reproduced and included for general information and it must not be inferred that any item is included for sale with the property. This schedule is thought to be materially correct although its accuracy is not guaranteed and it does not form part of any contract.

Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it.

Kelvin Valley Properties are a longstanding member of The Property Ombudsman. Further details of membership and obligations can be found at [www.tpos.co.uk](http://www.tpos.co.uk)

### **Property Summary**

Spacious and seldom available semi-detached cottage in a sought after area. This property has been substantially upgraded by the present owners. Benefits from having a large landscaped rear garden, and the property is suitable for a loft conversion like neighbouring properties to create additional living space. Early viewing is advised to avoid disappointment.

### **Area Summary**

Lenzie and Kirkintilloch offers a number of amenities including shops, primary & secondary schools. Close to the M80 motorway, with excellent commuting to Glasgow, Edinburgh and Stirling. Local to the property, there are a selection of small shops. In Lenzie Town Centre and then a wider range of larger shops in neighbouring Kirkintilloch. There are also plenty of good walks nearby, and Lenzie Train Station is only 1.3 miles from the property.

### **Viewings**

**By appointment only  
through Kelvin Valley Properties**

Office Contact: **John or Carol**

Reference Number: **K/2184**



**Post Code for Sat Nav**

**G66 5DU**