



SOLICITORS & ESTATE AGENTS



THREE-BEDROOM SEMI DETACHED VILLA
16 Marguerite Avenue, Lenzie, Kirkintilloch G66 4HG
Offers Over £310,000



VIEWING

By appointment with MSM Solicitors & Estate Agents,
Tel: 0141 339 5252. Fax: 0141 339 4617.

Description

Located in a peaceful and sought-after part of Lenzie, this beautifully presented three-bedroom semi-detached villa offers spacious and flexible family living over two levels. Perfectly suited to families, professionals, or anyone seeking a comfortable and well-connected home, the property is within easy reach of local schools, shops, and excellent transport links.

The ground floor welcomes you with a bright entrance hall, leading into a generous living room with a front-facing window that fills the space with natural light. To the rear, a well-proportioned dining room opens into a modern dining kitchen, creating an ideal layout for both family meals and entertaining. The kitchen is fitted with a range of stylish units and has ample space for a dining table. Included in the sale are all white goods: a washer/dryer, dishwasher, single oven, microwave oven, fridge/freezer, as well as an induction hob and extractor hood—making this a true move-in-ready home. Beyond the kitchen, a bright and versatile sun room provides an additional living area, ideal as a sunroom, playroom, or relaxed seating space. A convenient downstairs WC completes the ground floor accommodation.

Upstairs, the first floor includes a spacious landing, three well-sized bedrooms, and a contemporary shower room. The shower room comprises a walk-in shower, WC, and wash hand basin, offering a clean and modern space for everyday use. The bedrooms provide flexibility for family life, guests, or home working.

The property further benefits from gas central heating and double glazing throughout, ensuring year-round comfort and efficiency.

Externally, the home features a neat front garden and a private driveway offering off-street parking. The enclosed rear garden provides a safe and tranquil setting for outdoor relaxation, play, or entertaining.

16 Marguerite Avenue is ideally placed close to a wide range of local amenities, including highly regarded schools, shops, parks and leisure facilities. Lenzie train station is nearby for easy commuting to Glasgow, and the M80 motorway is just a short drive away, offering excellent road connections throughout the central belt.

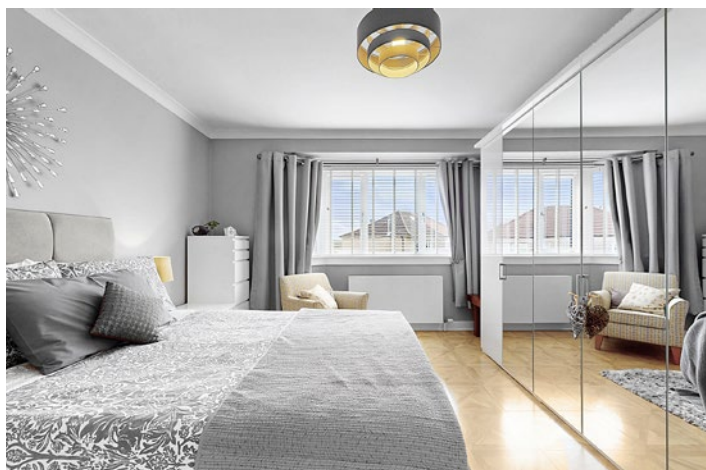
This attractive home is presented in walk-in condition, with quality fixtures and appliances included, and early viewing is strongly recommended.

EPC Rating

D

Measurements

Entrance Hall	6'6 (1.97m) x 15'7 (4.75m)
Lounge	12'1 (3.69m) x 15'7 (4.75m)
Dining Room	7'5 (2.25m) x 10'11 (3.32m)
Kitchen	11'8 (3.55m) x 10'11 (3.32m)
Sun Room	8'5 (2.56m) x 5'7 (1.71m)
WC	2'10 (0.86m) x 4'8 (1.43m)
Bedroom 1	12' (3.66m) 15'8 (4.77m)
Bedroom 2	12' (3.66m) x 11' (3.34m)
Bedroom 3	6'5 (1.96m) x 6'6 (1.97m)
Shower Room	6'5 (1.95m) x 6' (1.84m)
Garage	9'3 (2.81m) x 14'9 (4.50m)



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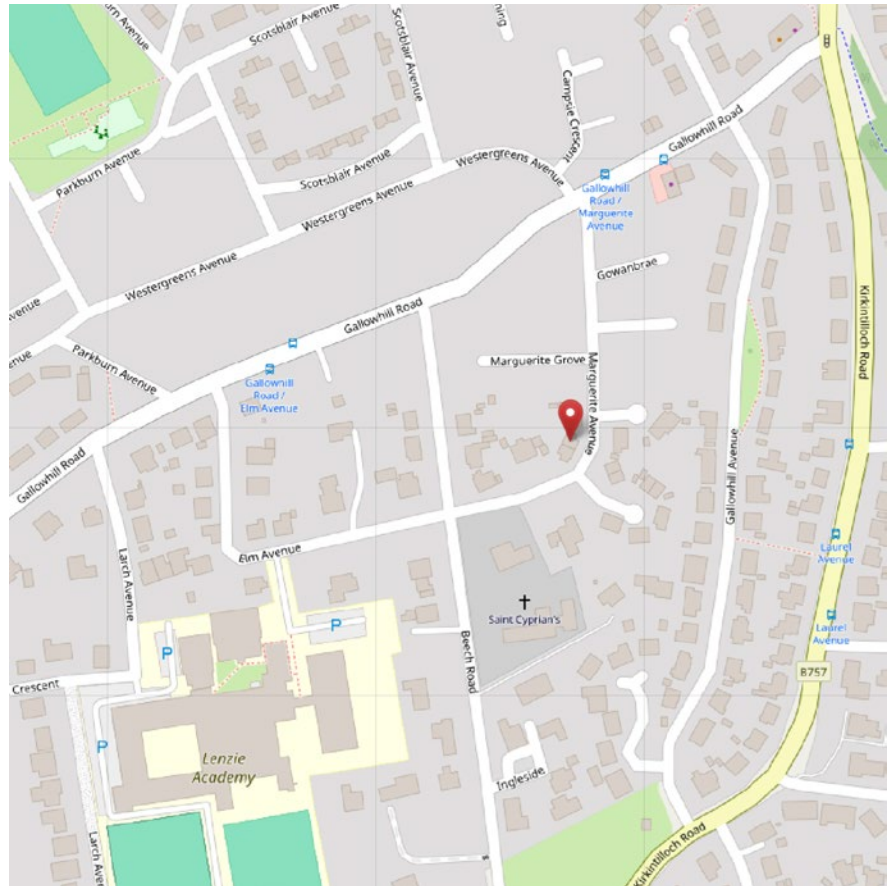


Travel Directions

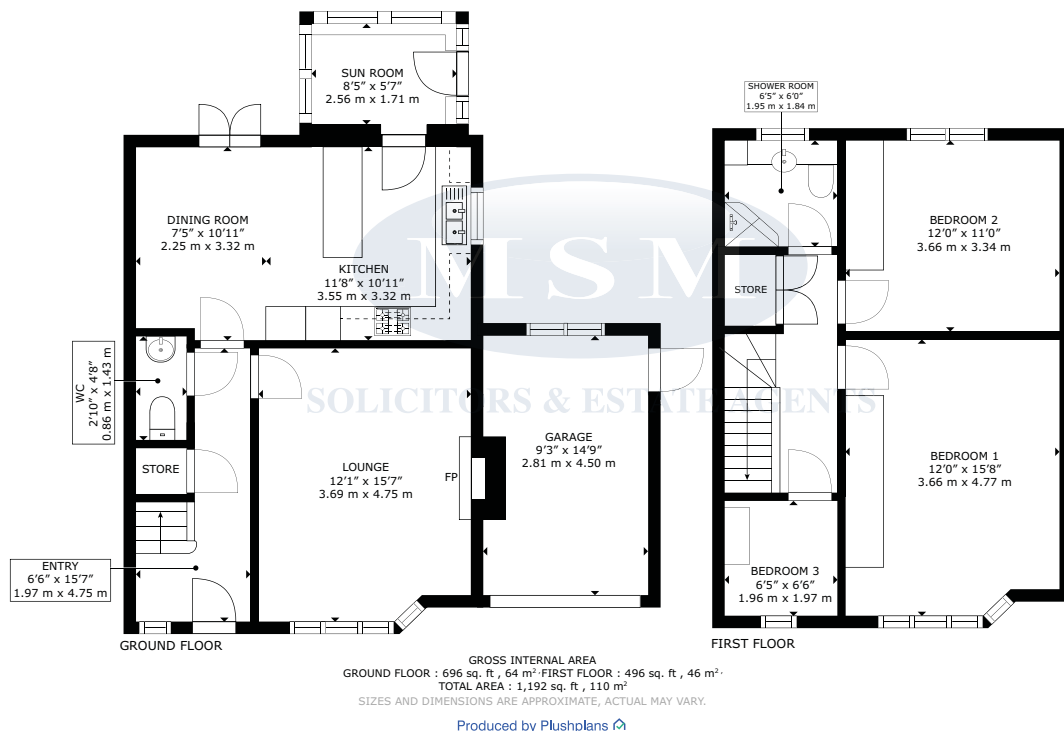
From MSM Law on Crow Road, heading north. Turn right onto Great Western Road (A82). Merge onto the M8 motorway via the ramp to Edinburgh. Take exit 12 for M80 toward Stirling/Kincardine. Continue on M80 and take exit 3 for Kirkintilloch. Follow signs for Kirkintilloch, merging onto the A806. Continue on A806, then turn left onto Waterside Road. Turn right onto Marguerite Avenue. Your destination, 16 Marguerite Avenue, will be on the left.

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The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. All measurements quoted are approximate and are measured with a laser measuring device to the widest point. We confirm plumbing, electric and heating systems have not been tested.



Branches at: 51 Moss Street, Paisley PA1 1DR. Tel. 0141 889 6244 - 2 Bridgeton Cross, Bridgeton G40 1BW. Tel. 0141 554 8111 - 43 Crow Road, Partick G11 7SH. Tel. 0141 339 5252. The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested.

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