



McEwan Fraser Legal
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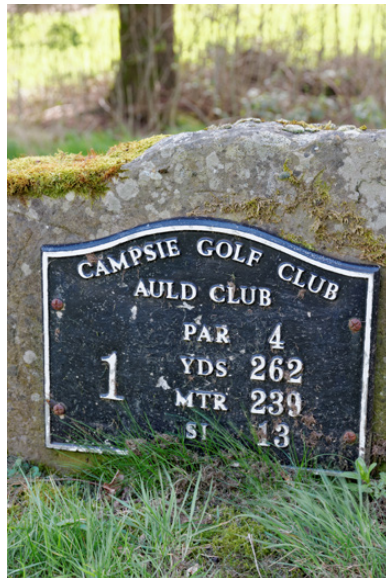
7 Village Green
LENNOXTOWN, GLASGOW, G66 7BD

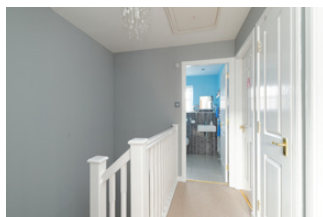
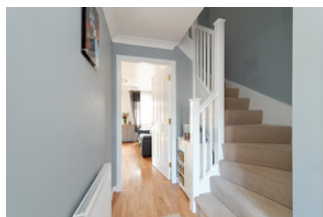
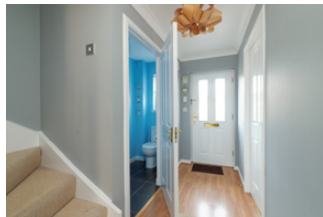
LENNOXTOWN

GLASGOW, G66 7BD

Nestling at the foot of the Campsie Fells, Lennoxtown is readily accessible for the neighbouring towns of Kirkintilloch, Lenzie and Bishopbriggs. It is well placed for commuting to Glasgow and to the other commercial centres of central Scotland.

The village offers a variety of shops, Post Office, local churches, schools, restaurants, bars and the new Community HUB, hosting library, council office and health centre. Lennoxtown is known as the gateway to the Campsie Fells and provides an excellent environment for outdoor enthusiasts with a golf course, bowling club and pleasant walks in the surrounding countryside.





7 VILLAGE GREEN

LENNOXTOWN, GLASGOW, G66 7BD

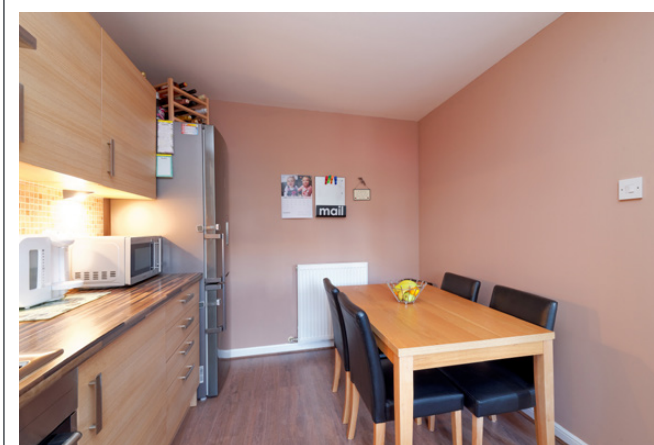
McEwan Fraser is delighted to present this lovely three bedroom, mid-terraced, house built by Messrs Mactaggart and Mickel. The property is located in a quiet residential street which boasts a play park and stunning views towards the Fells. The property is presented in excellent internal order and will be a fantastic starter home for a young couple or a small family.

You enter the property through a welcoming hallway which includes a WC. The contemporary kitchen/breakfast room is on your left-hand side and comprises a generous range of base and wall mounted units that offer ample prep and storage space. The gas hob, electric oven and extractor hood are integrated. Further appliances are free standing. The main lounge runs the width of the property and overlooks the rear garden. There is ample space for a range of different furniture configurations and french doors open onto the rear garden.

Climbing the stairs, the first-floor landing gives access to three bedrooms, a bathroom and a loft for additional storage. The master bedroom overlooks the rear and is a particularly well-proportioned double. There is a large integrated wardrobe and plenty of floor space for additional free standing furniture. The internal accommodation is completed by a striking modern bathroom which is partially tiled and boasts a three piece white suite with mains shower over bath.

This is a fantastic property which also includes gas central heating, double glazing, access to superfast Fibre Broadband and dedicated parking.

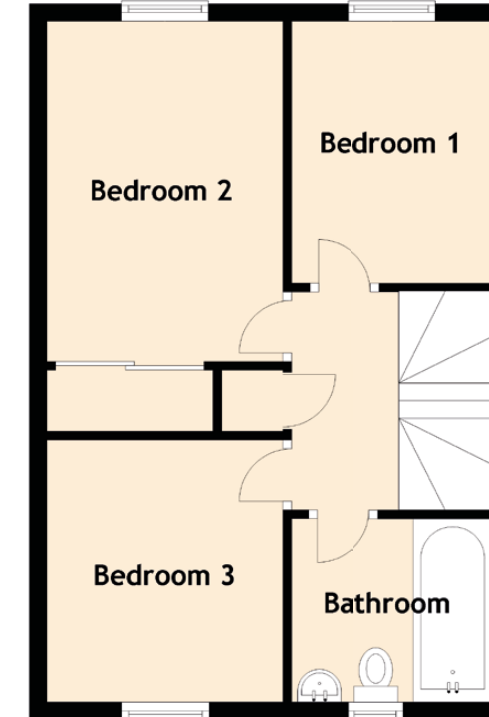
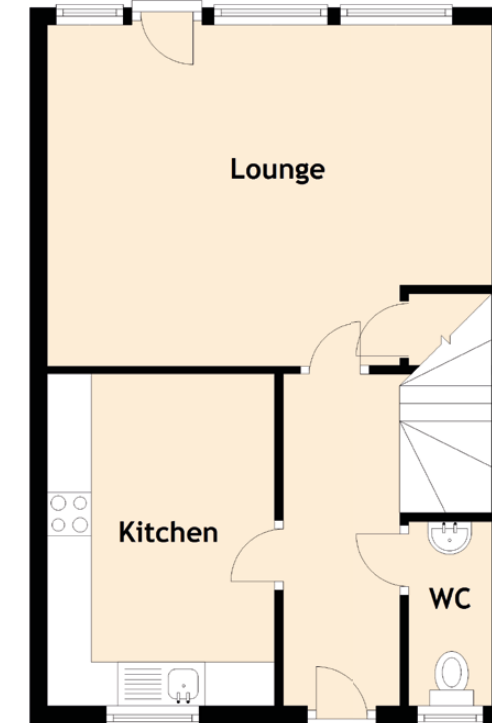
Internal viewing is highly recommended!





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.10m (16'9") x 3.90m (12'10")
Kitchen	3.80m (12'6") x 2.60m (8'6")
Bedroom 1	3.00m (9'10") x 2.30m (7'7")
Bedroom 2	3.90m (12'10") x 2.70m (8'10")
Bedroom 3	3.00m (9'10") x 2.70m (8'10")
Bathroom	2.30m (7'7") x 2.10m (6'11")
WC	2.11m (6'11") x 0.95m (3'1")

Gross internal floor area (m²): 77m² | EPC Rating: C

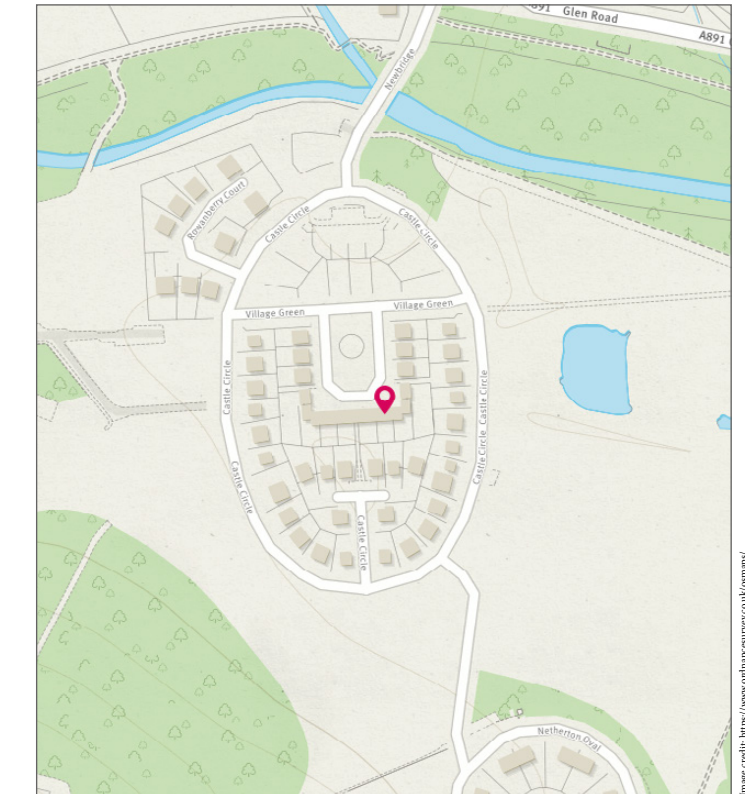


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