



RESIDENCE

1 Alder Avenue, Lenzie, Kirkintilloch, G66 4JD

[www.residenceestateagents.co.uk](http://www.residenceestateagents.co.uk)



Viewing by appointment with Residence Uddingston

T: 01698 444222 | E: [uddingston@residenceestateagents.co.uk](mailto:uddingston@residenceestateagents.co.uk) | A: 61-63 Main Street, Uddingston, G71 7EP





3 Bedrooms | 1 Public Rooms | 1 Bathrooms

Situated in a sought-after area of Lenzie, this attractive three-bedroom semi-detached home offers well-proportioned accommodation, generous garden grounds and a convenient location close to local schooling, amenities and the popular Lenzie Rugby Club. The property is ideal for families and those seeking a comfortable home within a highly regarded residential setting.

The house is set within generous front and rear gardens and benefits from a shared driveway leading to a single garage, providing both parking and useful storage. Internally, the accommodation is bright, spacious and thoughtfully laid out. The large dual-aspect lounge is a particular highlight, flooded with natural light and offering an excellent space for both everyday living and entertaining.

The kitchen is of true dining size, providing ample room for a family table and making it an ideal hub for daily life. A separate utility room adds valuable practicality, helping to keep the main living areas clutter-free. Upstairs, there are three well-proportioned bedrooms, each offering flexible space for family living, guests or home working. The family bathroom is conveniently located and serves all bedrooms.

To the rear, the garden has been designed for low maintenance, featuring a combination of decking and chip stone areas, creating an attractive and functional outdoor space perfect for relaxing or entertaining.

With its desirable location, spacious accommodation and excellent local amenities nearby, this property represents a fantastic opportunity to purchase a quality home in one of Lenzie's most popular areas.



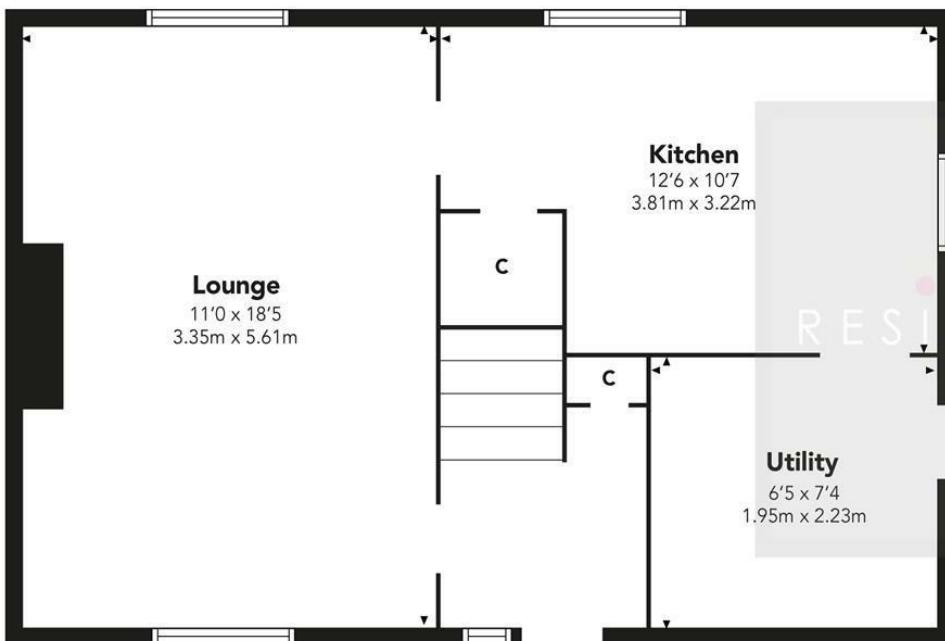
904.17 sq ft | EER = D



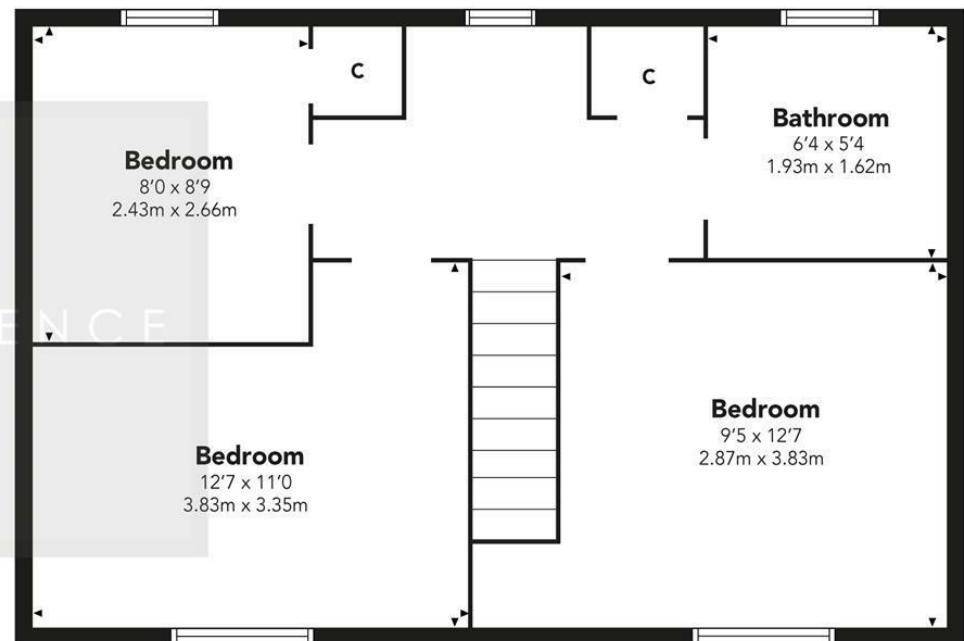


# Alder Avenue

## GROUND FLOOR



## FIRST FLOOR



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.