



11 Lapwing Avenue, Kirkintilloch

Offers Over **£465,000**

WRIGHTS
— of Campsie —



11 Lapwing Avenue

Kirkintilloch, Glasgow

- All 1's on the HR
- Open plan living
- 4 Reception rooms
- 4 double bedrooms, 2 with en-suites
- Garage and driveway for multiple cars
- Gas central heating
- New boiler installed April 2022
- Excellent commuter links
- Close to local amenities

Introducing a truly exceptional 4 bedroom detached house, situated in the ever-popular Woodilee Village area of Lenzie. The true centrepiece is the expansive dining, kitchen, and family room. This immaculately presented home boasts an array of features that perfectly combines style and practicality.



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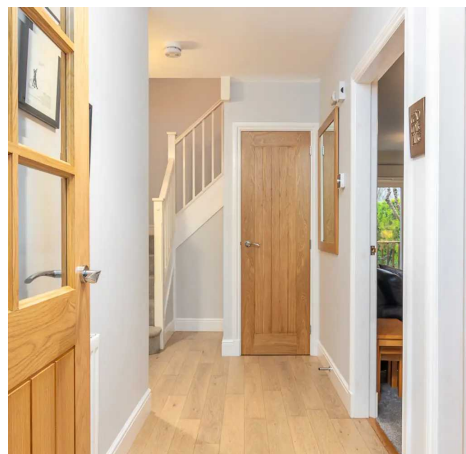
Introducing a truly exceptional 4 bedroom detached house, situated in the ever-popular Woodilee Village area of Lenzie. This immaculately presented home boasts an array of features that perfectly combines style and practicality.

From the moment you approach the front of the home, the attention to detail is evident, with parking available for multiple vehicles. Step inside, and you'll discover that extensive upgrades have been carried out, resulting in a truly impressive living space that will accommodate even the largest or growing families.

As you enter the home, you'll be captivated by the solid engineered wooden flooring that seamlessly flows throughout, leading you into the heart of the home. The true centrepiece is the expansive dining, kitchen, and family room, providing an idyllic backdrop for social gatherings and family time. Featuring a utility room just off the kitchen, laundry chores become a breeze, ensuring a seamless and organised lifestyle.

The generous kitchen boasts a neutral tone and ample cabinet space, perfect for storing all your culinary essentials. Within the kitchen, there's plenty room for a dining table, providing the perfect space for casual meals or children's homework and crafting. The family room is elevated by the inclusion of a highly realistic gas stove, enveloping the space in warmth and ambience, allowing you to unwind and relax with a good book.

A versatile playroom and home office can be found adjacent to the family room, offering flexibility and convenience for work or leisure activities. For larger gatherings, open the oak and glazed bi-fold doors, extending the living space to over 12 metres. Additionally,





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A versatile playroom and home office can be found adjacent to the family room, offering flexibility and convenience for work or leisure activities. For larger gatherings, open the oak and glazed bi-fold doors, extending the living space to over 12 metres.

Additionally, an adjacent room offers the perfect space for an additional office or home gym, accommodating your every need and providing a sanctuary for productivity.

A short journey across the hall, past a convenient WC and large understairs cupboard, leads you to the elegant formal lounge and dining room. With plush carpeting and French doors leading to a decked area in the rear garden, this space is perfect for hosting sophisticated gatherings or enjoying peaceful moments with loved ones.



Ascending the c-shaped staircase, you'll discover four generously proportioned bedrooms, each boasting substantial inbuilt storage cupboards. Two of these bedrooms benefit from ensuite facilities, ensuring privacy and convenience. Additionally, a family bathroom can be found on this level, eliminating any need for queueing in the morning rush.

External Areas

The back garden is wonderfully sheltered by beautiful, grown trees, ensuring a peaceful and private setting. It features a delightful mix of lush green lawn and a carefully crafted decked area, perfect for outdoor relaxation.

Garage

Single garage

Driveway

Parking for 3 cars

Finer Details

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Proof and source of Funds/Anti Money Laundering

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	80	85
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C	77	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



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Lenzie, Glasgow

LOCATION

Situated in the Woodilee Village area, a popular modern development on the outskirts of Lenzie, this home is close to many amenities yet has a countryside feel, with many walking routes available from the doorway.

The train station is around 1 mile away, with Glasgow City Centre also being accessible by road in around 10 miles via the M80.

Lenzie is a vibrant town and one of the most desirable commuter suburbs on the northside of Glasgow, with the mainline railway station offering services to both Glasgow and Edinburgh. The town is surrounded by picturesque farmland offering many walks and outdoor expeditions, however Glasgow city centre and the surrounding towns can be accessed easily via the nearby motorway networks. The town itself offers a range of shops, restaurants and a number of sporting venues which include Lenzie Rugby Club and Lenzie Golf Club. The general locality provides a further selection of sports facilities including Bishopbriggs Sports Centre, Hayston and Bishopbriggs golf courses and bowling clubs. The Forth and Clyde Canal is nearby. There are many primary schools in the area and Lenzie Academy, attracting many young families to the area.

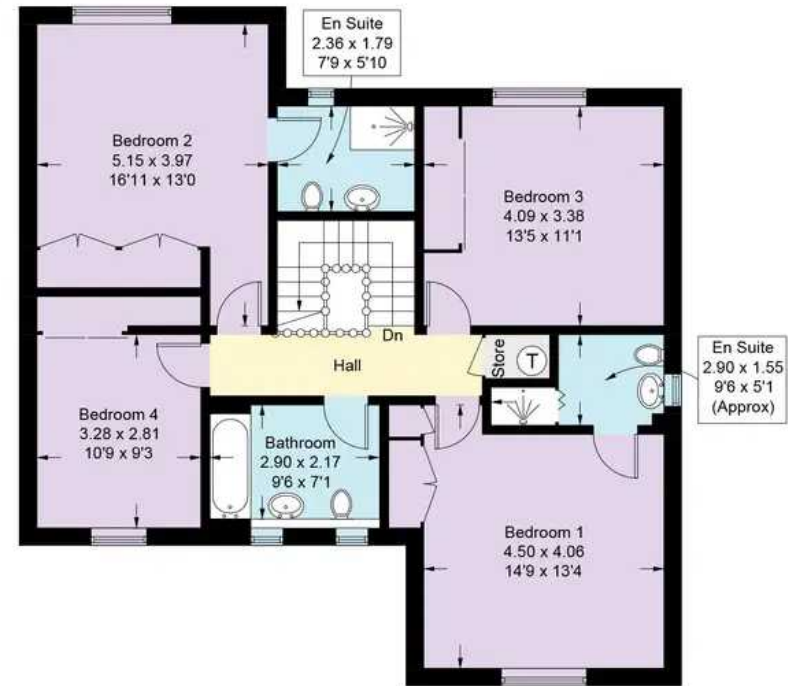
SATNAV REF G66 3DJ

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Approximate Gross Internal Area = 244.6 sq m / 2633 sq ft
(Including Garage)



Ground Floor



First Floor



Wrights of Campsie

Wrights of Campsie, Unit 7, 12 Railway Court - G66 7LL

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