

30
MONCRIEFF AVENUE

LENZIE



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3 | BEDROOMS 2 | BATHROOMS 2 | PUBLIC ROOMS

Nestled within one of Lenzie's most exclusive addresses and forming the majority of an imposing and handsome Victorian villa, built in 1885 originally for the local Provost, this well presented three bedroom, Victorian, blonde sandstone, villa, has its own front and back entrances and boasts a wealth of original features.

The substantial accommodation of circa. 2965 square feet is set over two levels, giving the owner all the feeling and benefits of detached living. The property features six bay windows in five apartments and stunning cornice work in the hall, drawing room and sitting room, which is beautifully intact.

A private sweeping gravel driveway, with parking to the side and front, leads to stone steps, with feature ironwork to both sides, providing access to the property's own front door entrance. On entering the property, there is a vestibule, with mosaic tiled floor and wood panelled walls. From here, a door provides access to a welcoming hallway, with dado rail. At the end of the hall, there is a cloakroom and an inner hallway, off which there is a downstairs toilet, with two piece suite. An original grand return flight staircase, with feature stained glass window, provides access to the upper level. There is a stunning, spacious, bright, formal lounge/dining area, featuring two bay windows, providing dual aspects over the front and side gardens. At the focal point of the room, there is a beautiful feature fireplace. The fabulous sitting room also features a bay window to the front, traditional wood panelling on walls and a focal point fireplace, with traditional mantle and mirror. The dining size, country style, kitchen, features three windows, allowing lots of natural light to flood in. There is a centre island, granite worktops and range cooker. From the kitchen, there is access to a small laundry area, from where a door provides access to the rear garden.

With natural light streaming through the beautiful stained glass window, the upper landing provides access to three spacious, double bedrooms, all benefitting from bay windows, with the master also having an en-suite shower room. Finally, there is a family bathroom, with panelling to circa. half height on walls.

The property features beautiful ceiling corning and roses in most apartments, original panelled internal doors, with detailed brass fingerplates, sash and case windows, wooden floors and traditional style radiators. There is gas central heating.

There is extensive attic space, which could be developed to extend the property, subject to the necessary planning permission and consents.

Outside, the property has its own sweeping driveway, with parking area off to the side. The garden is the vast majority of the plot, with a large area of the front garden, easterly side and to the rear being private to the property. The rear garden is bounded by a mature hedge and stone wall.

To the rear of the property is the original coach house and stores, which can be accessed via a separate entrance. This has full planning permission (with relevant building warrants) for a two bedroom dwelling of around 1,000 square feet and has a separate title to the main house.











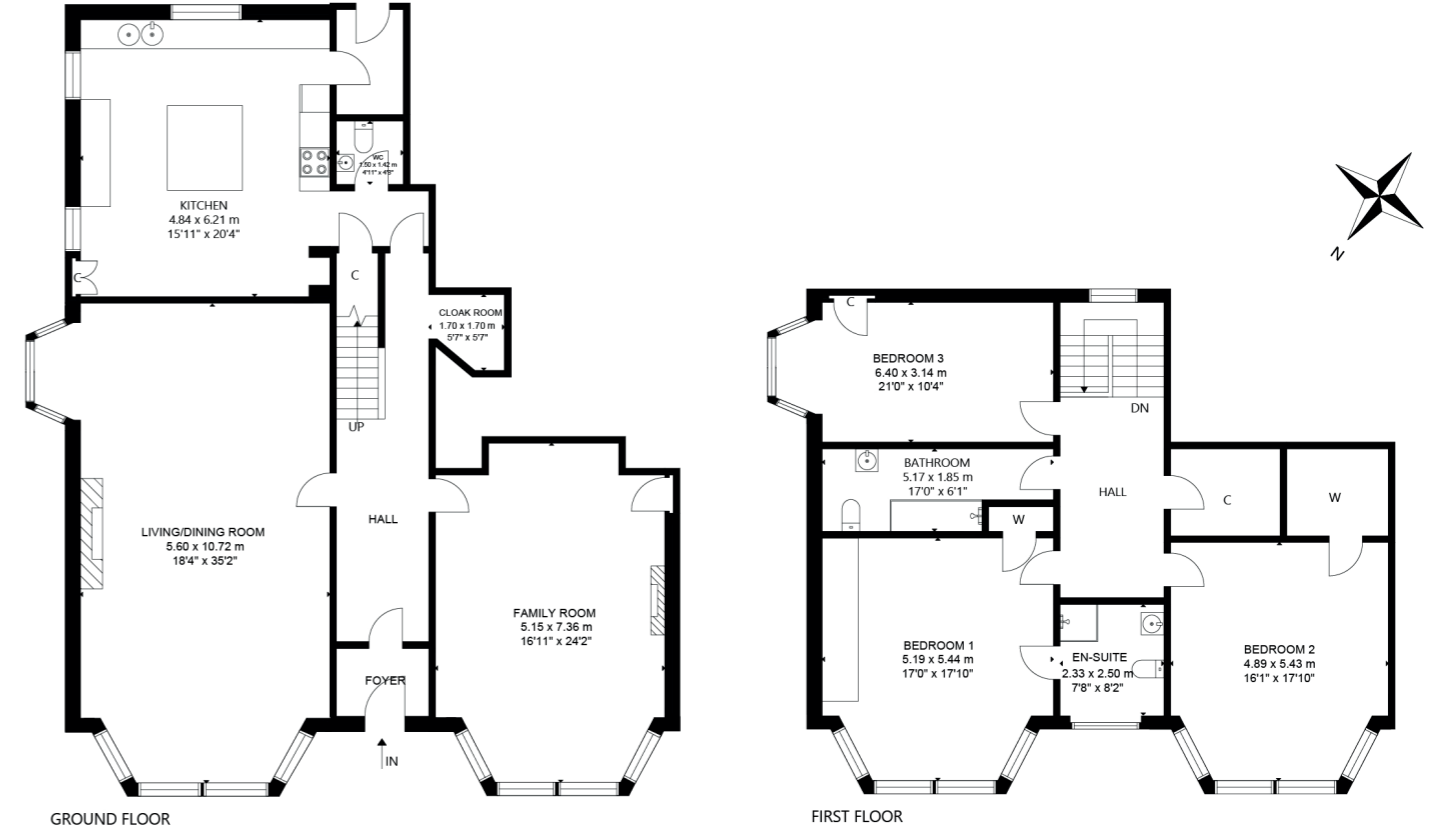












Local Area

Lenzie offers a host of local amenities including well regarded primary and secondary schooling, local shopping facilities and a mainline railway station with rail links to both Glasgow and Edinburgh. In addition, there is a variety of recreational facilities available including tennis, golf and rugby clubs. The neighbouring town of Kirkintilloch offers a wider range of amenities including shops, supermarkets, marina and a host of bars and restaurants. In addition to this, there are excellent road links nearby allowing easy access to Glasgow City Centre and the Central Belt motorway network system.

BD3433 | Sat Nav: 30 Moncrieff Avenue, Lenzie, G66 4NJ

* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



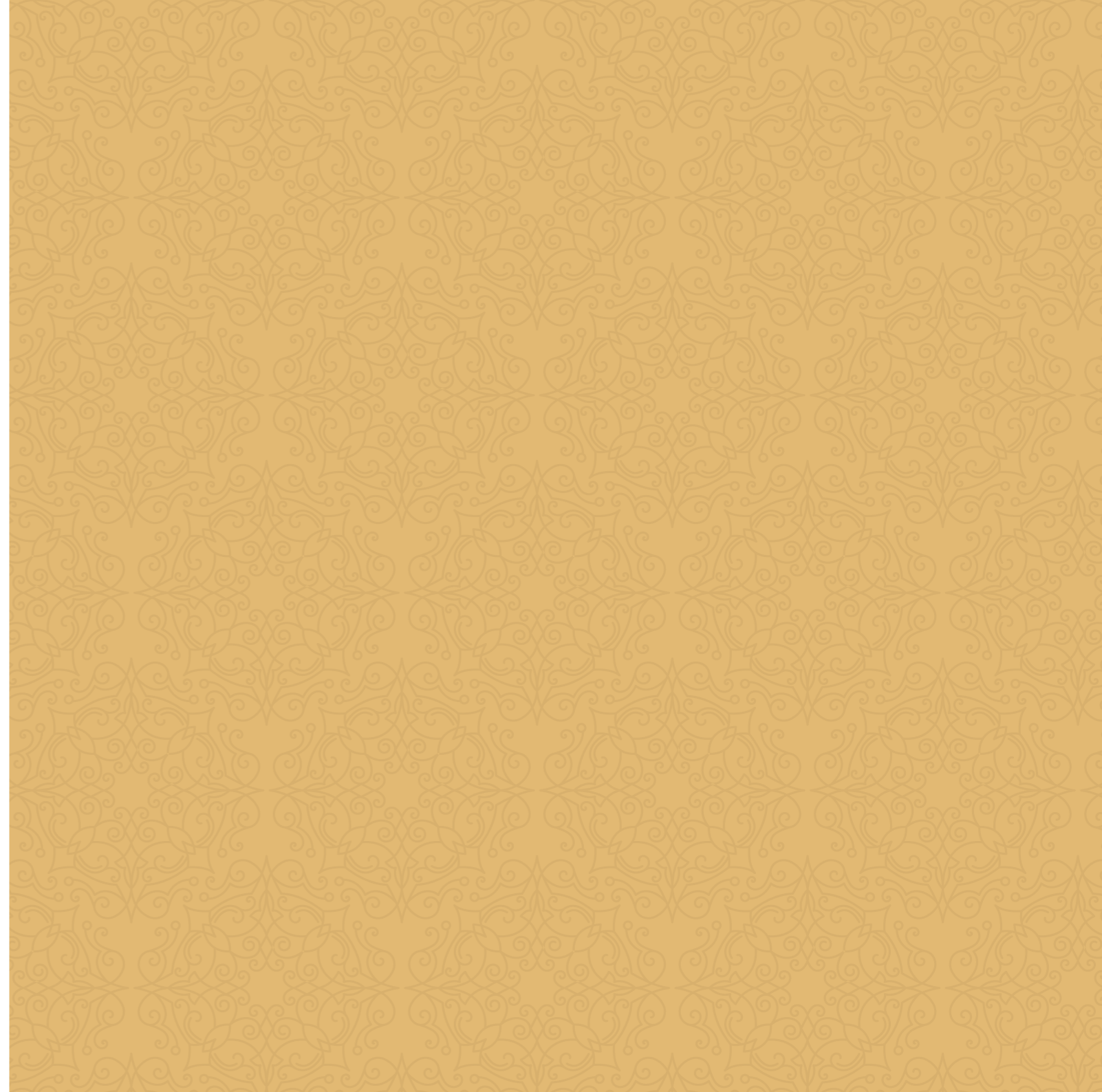
Proposed Eastern Elevation



Proposed Northern Elevation









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