



39 Auchinloch Road, Lenzie, Glasgow, G66 5EY

Offers Over £255,000

- *** Period Property in The Heart of Lenzie ***
- Spacious Lounge & Separate Dining Room
- Off Street Parking & Garage
- EER - D
- 2 Bedroom Mid Terrace
- Master Bedroom Ensuite
- Tremendous Garden Plot
- Fabulous Traditional Features
- Basement/Cellar - Potential to Develop
- Close to All Local Amenities & Transportation Links

39 Auchinloch Road, Glasgow G66 5EY

A wonderful period property set within close proximity of Lenzie cross. This two bedroom mid terrace home is bursting with character and many original features. There is phenomenal potential to develop/re-configure the internal layout (subject to planning permission) to create a most fabulous home. Early viewing is strongly recommended. Large private garden plot to the rear, garage and off street parking. EER - D



Council Tax Band: E



This is a fabulous opportunity to purchase a character property in the heart of the village. This mid terraced home, has many original period features although at the same time provides the creative mind to adapt the internal layout to accommodate individual buyers requirements. Early viewing will be imperative.

Accommodation is located over 3 levels comprising impressive entrance hallway with sweeping staircase, formal reception lounge to the front, spacious dining room to the rear, a small kitchen and bathroom complete the ground floor.

The majestic staircase leads graciously to the upper landing where you will find two substantial double bedrooms the master boasting ensuite shower room and large windows overlooking the front.

On existing the property to the rear you can gain access to the large underground cellar which could potential be incorporated into the existing internal. space subject to planning constraints.

The property is set on a sizeable level plot, with a driveway and garage to the rear of the house allowing for off street parking. The mature and established garden has been thoughtfully planned to be both low maintenance and provide the perfect haven to relax and/or entertain during the summer months.

Schooling

Catchment area for Lenzie Meadow Primary, Holy Family Primary, Lenzie Academy and St Ninians High School.

Room Dimensions

Entrance Hallway - 6.80m x 1.95m

Lounge - 4.83m x 3.83m

Dining Room - 4.95m x 3.14m

Kitchen - 2.75m x 1.95m

Bathroom - 2.05m x 1.95m

Master Bedroom - 5.25m x 4.50m

Ensuite - - 1.00m x 2.20m

Bedroom 2 - 3.85m x 3.80m

Upper Landing - - 2.25m x 1.95m

Cellar/Store - 4.25m x 3.60m

Location: Auchinloch Road is a prestigious address positioned minutes from the train station and amenities. The village offers a variety of essential shops including Post Office, chemist, doctors, dentist, optician, hairdressers, library, Co-ops, award winning delicatessen and restaurants. Lenzie also has various leisure facilities including tennis, golf and rugby clubs and the main Kirkintilloch Leisure Centre is only a few minutes away.

Transport Links: Lenzie is conveniently placed within easy reach of Glasgow city centre and Edinburgh. A regular train service to Glasgow Queen Street taking approximately 9 minutes and 40 minutes to Edinburgh. Just a short drive is the new link road leading to the M80 connecting to the main M8 motorway with links across central Scotland. There is also a regular bus service to Glasgow city centre and neighbouring villages.

Viewings: Arranged Strictly By Appointment

Home Report on Request

(Specialists Report Available On Request)

EER - D

CODA Estates provide a free valuation service. If you are considering selling your own home and require any assistance please contact the office on 01417751050.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

3 storey property

Viewings

Viewings by arrangement only. Call 01417751050 to make an appointment.

Council Tax Band

E

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