



## 45 Lenzie Road, Stepps, Glasgow, G33 6BX

Fixed Asking Price £390,000

- Attractive Detached Bungalow
- Dining Kitchen with Conservatory Overlooking the Garden
- Pristine Garden Grounds with Small Pond
- EER - C
- Spacious and Flexible Accommodation
- 3 Spacious Bedrooms
- Sweeping Driveway and Integral Garage
- Magnificent Reception Lounge and Separate Dining Area
- Stylish Bathroom & Additional w/c
- Close to Local Amenities and Transportation Links

# 45 Lenzie Road, Glasgow G33 6BX

\*\*\* Similar Properties Required For Waiting Buyers !!! \*\*\*This splendid bungalow has been lovingly maintained and presented by the current owners. The spacious internal accommodation, features 3 bedrooms, a magnificent lounge, open plan kitchen/dining area, stylish bathroom, additional w/c, garage, driveway and meticulously manicured garden grounds. EER - C



Council Tax Band: E



This delightful property provides the perfect balance of traditional and contemporary features resulting in a fabulous home. Located within a desirable pocket of the village, early viewing will be essential. The home offers flexible accommodation which will appeal to many buyers or those looking for the necessary facilities over one level.

The current owners have created a spectacular home set within manicured, landscaped garden grounds. Accommodation comprises welcoming reception hallway, 3 spacious bedrooms, magnificent formal lounge with focal limestone fireplace and views overlooking the rear garden, spacious dining area/ internal office space. The kitchen is well equipped with a number of integrated appliances, ample base and wall mounted units and contrasting work surface space. The kitchen flows naturally into the conservatory which is currently used as the dining room.

The main entrance to the property flows into an elegant reception hallway with solid oak wooden flooring and internal doors. All main apartments lead from here. The well proportioned master bedroom is located to the front of the property. This splendid room is bright and offers built in storage. Completing the home is the stylish family bathroom with separate luxurious thermostatic shower cubicle and vanity storage.

This property is set within a sizeable plot which provides off street parking for a number of vehicles and has a garage integral with the house. The mature garden grounds has been lovingly tended over the years and are well stocked with a variety of trees, bushes, plants, flower and shrubs. The rear garden is west facing, enjoying the sunlight for the majority of the day, providing a perfect spot for relaxing and/or entertaining. There a a selection of patio areas, a small pond and garden shed.

Further benefits include GCH, DG, out door tap and solar panels.

Overall a wonderful home not to be missed.

#### Schooling

Lenzie Road lies within the catchment areas for Stepps Primary School, St Joseph's Primary School, Chryston High School and Our Ladies High School.

#### Room Dimensions

Vestibule/Hallway

Lounge - 5.18m x 5.09m

Dining Room - 3.56m x 3.07m

Conservatory - 3.40m x 2.98m

Dining Kitchen - 6.21m x 2.95m

Master Bedroom - 4.26m x 3.07m

Bedroom 2 - 4.41m x 3.04m

Bedroom 3 - 3.01m x 2.83m

Bathroom- - 3.04m x 2.74m

Clock Room - 2.45m x 1.25m

#### Location

Situated within close proximity of the newly constructed Stepps Primary School, local park and both the tennis and bowling clubs are located nearby on Lenzie Road. Stepps train station provides a regular service to and from Glasgow Queen Street and Edinburgh. The M80 bypass and M8 motorway are within a few minutes drive of the house.

Stepps is a thriving community in North Lanarkshire, near the north-eastern outskirts of Glasgow. It enjoys recently upgraded facilities that include the new primary school, library, and sports facilities while retaining a historic heart around its church in Whitehill Avenue and its Victorian and Edwardian housing. Excellent travel connections by road and rail mean residents work in Glasgow, Edinburgh, Falkirk, Stirling and beyond. At the same time its location means that excellent walks in the new Seven Lochs Wetland Park are on the doorstep, from which views to the Campsies and Loch Lomond can be enjoyed.

Home Report Available on Request

EER - C

Viewings Strictly By Appointment - 0141 775 1050

If you are interested in viewing this property please contact the office directly on 01417751050. If you are planning to sell a property one of our expert valuers shall happily visit your home and provide you with a free valuation and we can discuss our selection of professional selling packages.





GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, closets and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is given to their operation or condition on the date shown.



Directions

Viewings

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

Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		88
(81-91) <b>B</b>	80	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	