



64 Charles Crescent, Lenzie, G66 5HG

Offers Over £482,000

- Executive Detached Villa with Balcony
- Magnificent Formal Lounge & Separate Dining Room
- Magnificent Garden Plot with Driveway, Garage & Shed
- EER - C
- Desirable Residential Location
- Spacious Dining Kitchen with Conservatory Off
- GCH & DG
- 5 Bedrooms - One with Ensuite
- Family Room/Bed 6
- Close to All Local Amenities

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*** Similar Properties Required For Waiting Buyers !!! ***An executive detached villa, providing substantial family accommodation over two levels. Located within a highly desirable pocket in the village, close to all local amenities and transportation links. Accommodation comprises 4 reception areas, 5 bedrooms (1 with en-suite), exceptional dining kitchen, house bathroom, additional shower room, double garage, expansive driveway and west facing rear gardens. Early viewing will be essential. EER - C



Council Tax Band: G



A hugely impressive five bedroomed detached house located within a prestigious Lenzie address. The current owners have maintained and presented the home to a high standard throughout. A fantastic family property, its five bedrooms include one with ensuite facilities. Additionally, there is a main three piece family bathroom and public spaces include four magnificent sized reception rooms (including a spacious conservatory), the spacious dining kitchen and the additional downstairs shower room. From the main lounge area you can access the substantial outside balcony area, which provides an idyllic space to relax with a coffee/book or simply watch the world go by. The property is double glazed with UPVC units. There is a gas central heating system (boiler replaced 2021, warranty in place until 2031) and there is a large detached double garage.

Externally the west facing rear gardens are mainly laid to grass and easily maintained. There is a large patio area perfect for relaxing and/or entertaining. To the front the garden ground is mainly grassed, with bordering plants and the extensive driveway leads to the double garage.

Room Dimensions

Entrance Hallway

Dining Room - 3.61m x 2.94m

Dining Kitchen - 5.05m x 3.40m

Conservatory - 4.21m x 4.15m

Master Bedroom - 3.24m x 3.81m

Ensuite - 1.60m x 1.47m

Guest Bedroom - 3.97m x 2.82m

Shower Room - 1.67m x 1.62m

Lounge - 6.66m x 4.25m

Tv Room/ Bedroom 6 - 3.75m x 2.80m

Bedroom 3 - 3.97m x 3.10m

Bedroom 4 - 2.74m x 2.70m

Bedroom 5 - 2.72m x 2.24m

Bathroom - 2.69m x 1.62m

Balcony Area - 4.65m x 2.35m

Location: Charles Crescent is a prestigious address positioned minutes from the train station and amenities. This quiet residential area has no through traffic, making it a safe and quieter environment. The village offers a variety of essential shops including Post Office, chemist, doctors, dentist, optician, hairdressers, library, Co-op, 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

Council Tax: EDC Band G

EER: Rating C

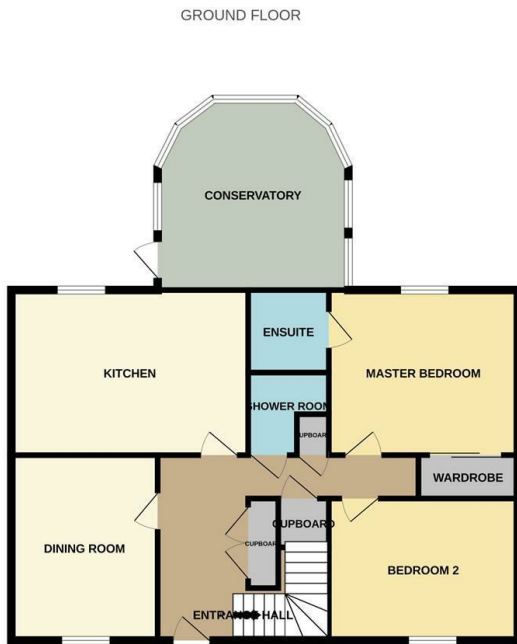
Home Report: Available on request

Catchment area: Lenzie Meadow Primary, Holy Family Primary School, Lenzie Academy & St Ninians High School.

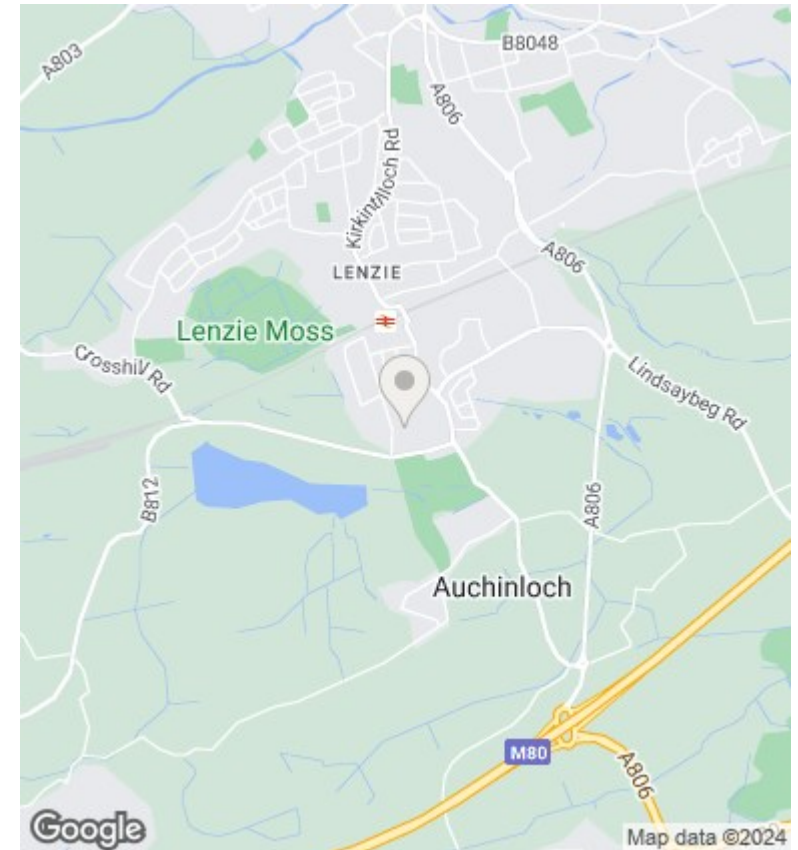
CODA Estates provide a free valuation service. If you are considering selling your own home and require any assistance please contact the office on 01417751050.







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

Viewings

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

Council Tax Band

G

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC	