



Easter Boghead, 154 Boghead Road, Lenzie, Glasgow, G66 4EN

Offers Over £449,995

- *** Unique Family Home- Individually Designed ***
- 4 Bedrooms, Large Kitchen, Utility Room & Sauna/Hobby Room
- Substantial Garden Plot, Driveway & Large Garage
- EER - D
- Lenzie Academy Catchment
- Formal Lounge, Dining Area & TV Room
- Fabulous Potential
- Spacious & Flexible Accommodation
- Self Contained Granny Flat Attached
- Close To All Local Amenities & Transportation Links

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*** New To The Market *** This unique, individually designed and built property offers generous accommodation over 2 levels. Lovingly maintained by the family over the years the size of the property allows for flexible modern living. The property comes complete with an adjoining Granny Flat, perfect for guests or perhaps a teenager still opting to stay at home. Early viewing will be imperative. EER - D



Council Tax Band: G



CODA Estates are delighted to present this unique, individually designed property to the market. Set within level plot within a leafy residential pocket of the village, enjoying a good degree of privacy.

Internally, the property requires modernisation allowing any buyer an excellent opportunity to create and re-configure the house to their own requirements and specification.

The original property was built in 1973 with the extension being added in 1978. The home has remained within the same family every since and provided a fabulous environment to raise a growing family.

The ground floor accommodation comprises a substantial reception hallway, open plan formal dining area leading to the spacious reception lounge. To the front of the property from the hall way is an additional TV room. Off the dining area you can access the 4 bedrooms off the corridor as well as the house bathroom. To the other side of the home you will find the dining kitchen, hobby room (complete with working Sauna), a utility room and the door leading to the garden.

This door also provides a direct access to the Granny Flat which allows for privacy. Stairs lead to the self-contained apartment where you will find a bright and spacious lounge, comfortable double bedroom with ensuite shower facilities and the kitchen area over looks the front of the property.

The pitch of the room has created extensive eaves storage, ideal for storage. Externally there is a store which backs onto the downstairs utility room which currently house the boiler and provides additional storage.

The large garden plot is well established and stocked with an array of trees, plants, bushes and shrubs, creating a colourful haven at various times of the year. There are a number of seating/patio areas, ideal for relaxing and/or entertaining and the rear garden is fully enclosed (perfect for family pets or younger children). To the front the long garage has been positioned to shield the garden from passers by. The sweeping driveway provides ample off street

parking.

The house has double-glazed windows and a gas fired central heating system. It offers tremendous potential for further development, with no detriment to the outdoor areas, subject to planning permission

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

Amenities: The property is a just a short distance to local shops, Lenzie train station, well reputed local primary and secondary schooling, Lenzie Moss and the village cross. Lenzie also offers various leisure facilities including a golf course, tennis courts, bowling club and is a short walk to Kirkintilloch Leisure Centre. The property is perfectly positioned for all the local amenities.

Transport Links: Lenzie is conveniently placed within easy reach of Glasgow city centre and Edinburgh. Lenzie train station is within a twenty minute walk away which offers a regular line to Glasgow Queen Street in 9 minutes and Edinburgh Waverley in approximately 30 minutes. 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 route to Glasgow city centre and neighbouring villages.

Home Report Available on Request

EER - D

Viewings: Arranged by appointment, to confirm please call 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.





