

## 10 Garngaber Avenue, Lenzie, Glasgow, G66 4LJ

Offers In Excess Of £450,000

- Magnificent Period Property
- 4 Bedrooms - Master Ensuite
- Attractive Bathroom with Freestanding Bath
- EER - D
- Located Within The Heart of The Village
- Fabulous Lounge with Bay Window & Multi Fuel Stove
- Wonderful Garden Grounds & Sweeping Driveway
- Upper Conversion with Traditional Features
- Dining Kitchen with Utility Room Off
- Close To All Local Amenities

# 10 Garngaber Avenue, Glasgow G66 4LJ

\*\*\* Attractive New Marketing Price \*\*\* A most impressive upper conversion, located within a prestigious Lenzie address. Finished to a high standard throughout, incorporating a quirky, contemporary feel while retaining many of the traditional period features. This 4 bedroom(master ensuite) property should be viewed at the earliest opportunity to avoid disappointment. EER - D



Council Tax Band: F



This traditional upper conversion is the perfect example of mixing contemporary designs with traditional elegance. The property flows over 3 levels allowing for modern, family living, offering 4 bedrooms (master ensuite) and an impressive reception room. In addition the property boasts the house bathroom, dining kitchen and separate utility room. This beautiful home will undoubtedly attract a wide variety of buyers. Perfectly complemented by its fabulous location within this highly desirable and sought-after Lenzie address. Properties of this nature are rare, therefore we urge any interested parties to contact us with a degree of urgency to arrange a suitable appointment to view.

The home is accessed from ground level via a welcoming reception hallway with stairs leading to a small landing. Bedroom 4 is accessed from here with a window over looking the front of the property. The first floor opens onto a magnificent reception hallway which leads to all other apartments. On this floor you will enter a most fabulous lounge with focal fireplace, marvellous bay south facing window formation and elaborate cornicing. The family dining kitchen is complemented by ample base and wall mounted, breakfast bar and a number of integrated appliances.

The master bedroom is a splendid room located to the rear of the property, boasting a number of period features which add character and charm. There is an stylish ensuite shower room off. The contemporary bathroom has a window to the side of the property and features a freestanding bath.

The property is further enhanced by gas central heating, sweeping private driveway with ample parking and an extensive private garden plot to the front/side/rear with a tranquil patio area. The garden is well established which provides a good degree of privacy, an ideal space for relaxing.

#### Room Dimensions

Storm Porch - 1.33m x 1.29m

Entrance Hallway - 3.57m x 2.40m

Formal Lounge/ Dining Room - 7.08m x 4.66m

Kitchen - 3.85m x 3.35m

Utility Room - 3.21m x 1.68m

Master Bedroom - 4.65m x 4.20m

Ensuite - 2.37m x 1.17m

Bedroom 2 / Family Room - 4.57m x 4.13m

Bedroom 3 - 3.50m x 3.20m (off middle landing)

Bedroom 4 - 3.23m x 2.45m

Bathroom - 2.80m x 1.65m

#### Location

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 walk to local shops, Lenzie train station, well reputed local primary and secondary schooling 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 village amenities.

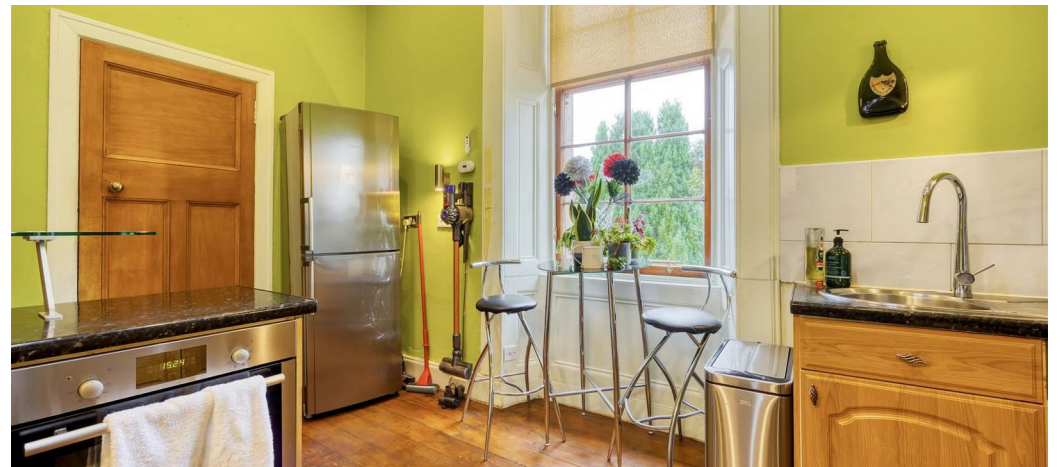
Transport Links: Lenzie is conveniently placed within easy reach of Glasgow city centre and Edinburgh. Lenzie train station is within a two minute walk away which offers a regular line to Glasgow Queen Street in 9 minutes and Edinburgh Waverley in approximately 30 minutes. Just a short drive is the new 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

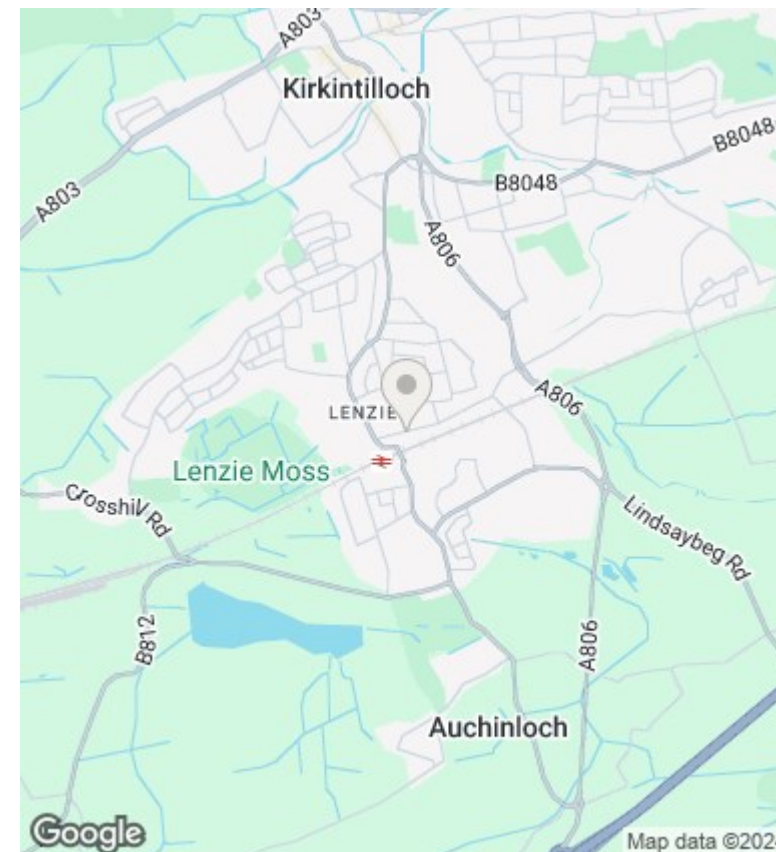
Viewings: Arranged by appointment, to confirm please call 0141 775 1050.







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.  
Made with Metropix ©2024



## Directions

## Viewings

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

## Council Tax Band

F

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		79
(69-80)	C	65	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>Scotland</b>		EU Directive 2002/91/EC	