



106 Old Lindsaybeg Road, Chryston, Glasgow, G69 9HD

Offers Over £535,000

- Spectacular Detached Property
- Secluded Cul-de-sac Location
- Open Plan Lounge Dining
- EER - B
- Immaculately Presented
- 4/5 Bedrooms
- 3 Bathrooms & WC
- Private End Plot Position
- Bespoke Kitchen
- Walking Distance to Local Amenities

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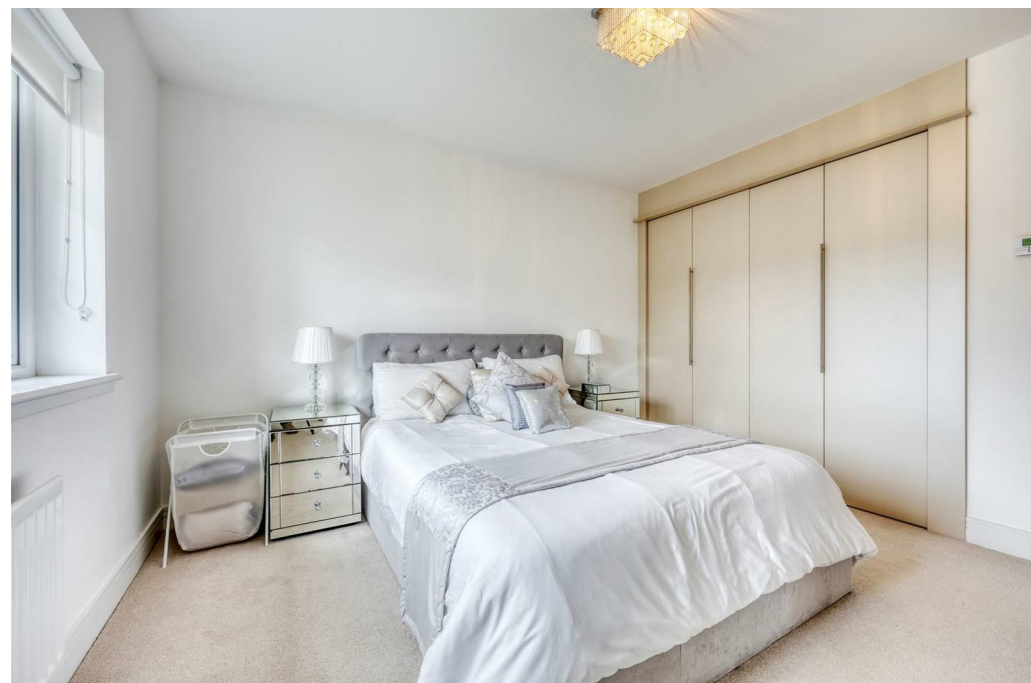
* CLOSING DATE THURS 26TH SEPT 12 NOON* Welcome to this impressive five bedroom detached Cala home, spectacularly upgraded throughout by its present owners to an exceptional standard. Occupying the end plot of the this quiet, secluded estate with aspects to the surrounding open countryside, this home is the perfect blend of contemporary modern living and rural tranquillity.

Located in Chryston, this beautiful home offers a peaceful retreat from the hustle and bustle of modern life while still being within easy reach of local amenities and transport links. The area is known for its friendly community and picturesque surroundings, making it an ideal place to call home.

Don't miss out on the opportunity to own this beautiful detached house. Book a viewing today and envision the possibilities that this property holds for you and your loved ones.



Council Tax Band: G



This home is impressive from the moment you pull in to its private mono-blocked driveway and up to the detached garage. High hedges give a great degree of privacy to the front of the property, and as you enter through the front door the standard of home on offer is immediately apparent. A bright welcoming entrance hallway affords access to all of the downstairs apartments. To the left through a set of double doors is the main lounge, a dual aspect open plan space through to the dining room, with open outlooks to the impressive rear terrace and gardens. The brand new kitchen can be accessed from both the dining room and entrance hall. No expense has been spared in creating an elegant minimalist aesthetic, with central island, dining space, quartz worktops, integrated appliances, undercounter lighting and complimentary flooring. The rear gardens can be accessed through a set of french doors off the kitchen dining area, or through a side door in the convenient and well appointed utility room. The downstairs accommodation is completed by an additional reception/bedroom/office and a large wc. Upstairs, the property boasts 4 spacious double bedrooms, all with storage solutions, 2 en-suite bathrooms and a large 4 piece family bathroom suite with separate shower cubicle. Further benefits include GCH, DG, and attic space.

Outside is equally as impressive as the interior, the huge end plot comes replete with gravelled and paved terrace incorporating separate seating areas to the enclosed rear, children's play area, expansive lawns, and mature shrubbery. The perfect place to relax and enjoy the beauty of the countryside.

Location

The property, which enjoys fabulous open views to the rear, is ideally placed to benefit from the many amenities found within close proximity. These include a variety of nearby shops catering for all day to day requirements with more extensive shopping available towards either Lenzie or Cumbernauld, as well as schooling at both primary and secondary levels within a few minutes walk. Public transport facilities including regular bus services, and for the

commuter there are excellent road links providing easy access to Glasgow City Centre and also to the nearby motorway network.

Home Report Available on Request

EER - B

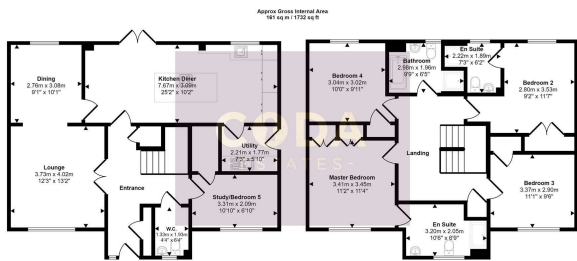
Council Tax - North Lanarkshire Band G

Viewings Strictly By Appointment

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.

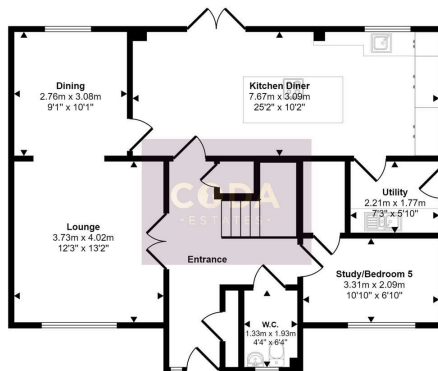






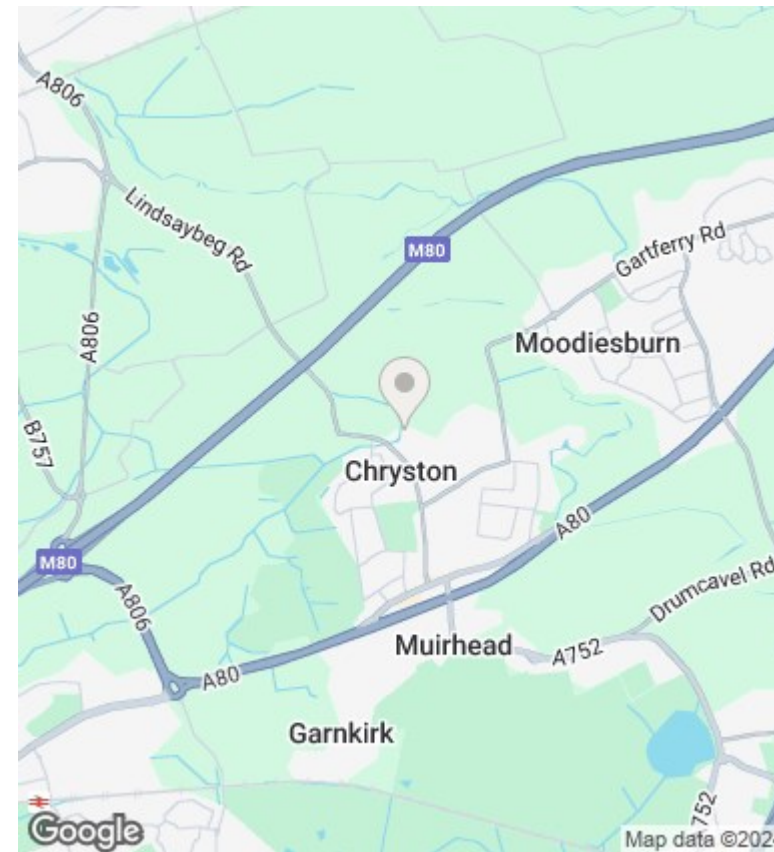
Ground Floor
Approx 80 sq m / 863 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Items of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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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 | | 90 |
| (81-91) B | 82 | |
| (69-80) C | | |
| (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 | |