



## 22 Glenwood Gardens, Lenzie, Glasgow, G66 4JP

Offers Over £340,000

- Spacious Detached Family Home
- 4 Large Bedrooms
- New Family Bathroom
- Desirable Lenzie Address
- Close to All Local Amenities
- Large Lounge Dining
- Newly Refurbished Kitchen & Open Plan Rear Extension
- Secluded Private Gardens
- Private Driveway
- EER - C

# 22 Glenwood Gardens, Glasgow G66 4JP

Welcome to Glenwood Gardens in Lenzie - a charming location for this lovely detached house! This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With four bedrooms, there's plenty of space for everyone to enjoy their own private sanctuary.

Don't miss out on the opportunity to make this house your home in the beautiful Glenwood Gardens. Book a viewing today and experience the potential and possibilities that this property has to offer!



Council Tax Band: E



Internally the accommodation features a welcoming reception hallway leading to a spacious lounge and an extended open plan kitchen dining area. The dining room comfortably accommodates a dining table and chairs. The recently refurbished kitchen boasts a range of contemporary units and contrasting worktops, with access to both the rear gardens, partial garage conversion, and downstairs shower room. A staircase ascends from the hallway to the upper landing, which branches off to four generously portioned bedrooms, a family bathroom equipped with brand new three-piece suite and contemporary wet wall finish, and the accommodation is completed by a home office.

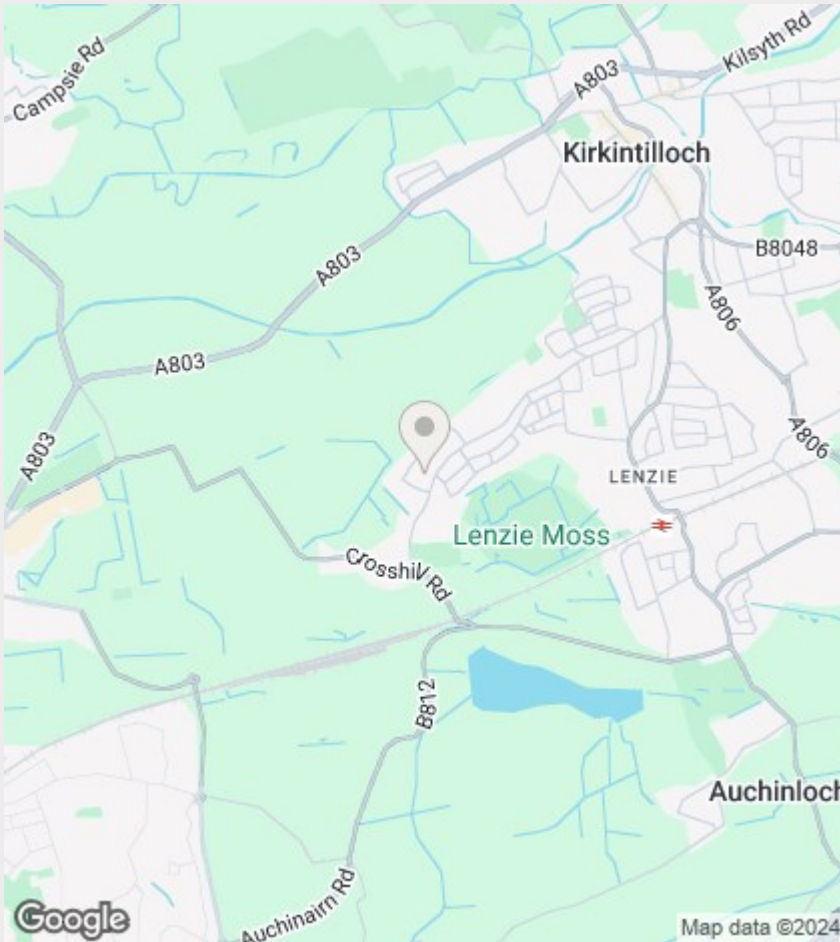
Externally, the property sits within private gardens. The front features a mono-blocked driveway, while the rear garden offers a well-maintained lawn and a charming patio area, perfect for outdoor relaxation and entertainment, and to appreciate the beautiful views of the surrounding countryside.

Glenwood Gardens is a lovely street with only a handful of houses, set just off Boghead Road. Lenzie has an excellent range of amenities including local shops and mainline Edinburgh-Glasgow railway station within walking distance. Glasgow City Centre can be reached via the new Stepps motorway link in approximately ten to fifteen minutes. There are some excellent, well quoted Primary and Secondary Schools within the Lenzie area and a number of quality golf courses. The village also boasts a range of essential shops and services.

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

Home Report Available on Request  
Viewings Strictly By Appointment  
EER - D  
Council Tax Band - E

If you are interested in viewing this property please contact our offices direct on 0141 775 1050. Property to sell? One of our expert team would be happy to provide you with a free valuation and we can discuss our selection of professional selling packages.



## Directions

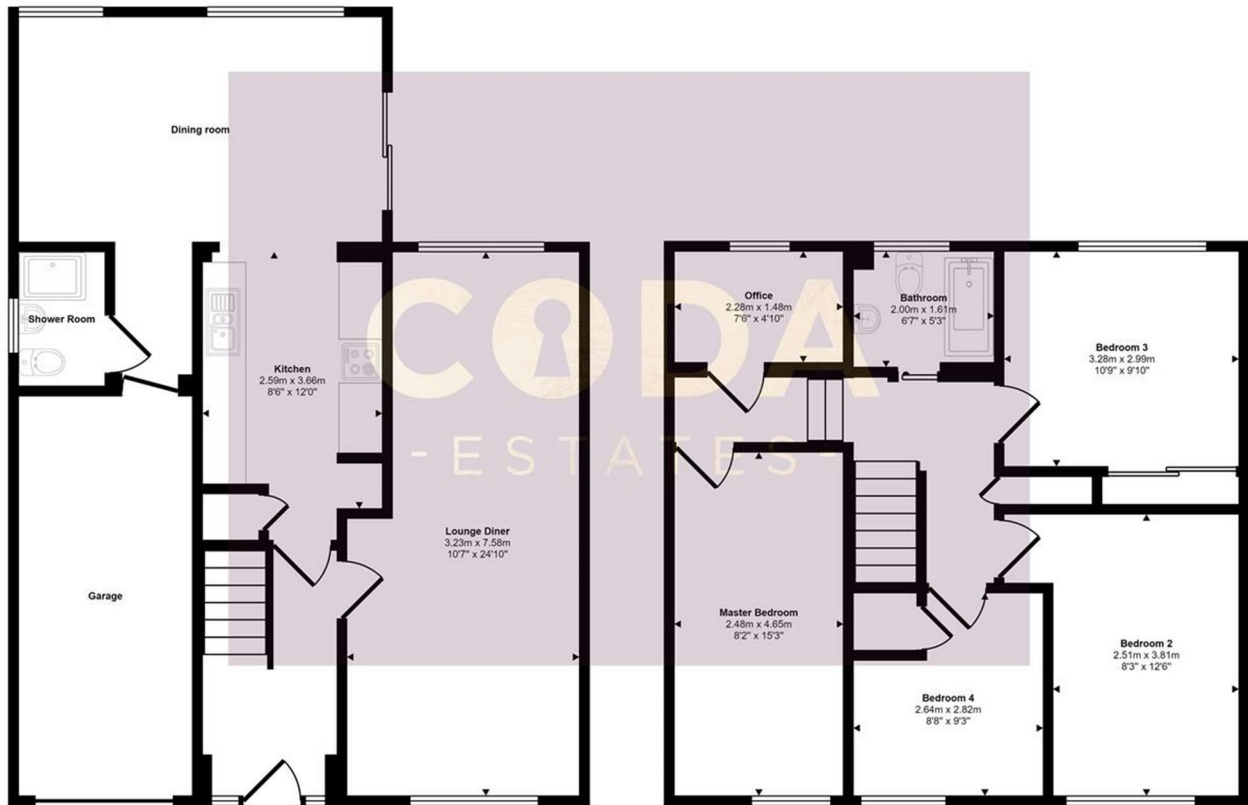
## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	



Ground Floor  
Approx 76 sq m / 822 sq ft

First Floor  
Approx 59 sq m / 637 sq ft