



3 Heath Avenue, Lenzie, Glasgow, G66 4LG

Offers Over £425,000

- Wonderful Lenzie Location - Conservation Area
- Many Period Features with a Contemporary Twist
- Tasteful Kitchen & Shower room
- EER - D
- Traditional Upper Conversion
- Substantial Reception Room
- Private Parking with Large Garage
- Immaculately Presented Throughout
- 3 Double Bedrooms
- Splendid Private Garden with Converted Outbuilding/Home Office

3 Heath Avenue, Glasgow G66 4LG

*** Prime Lenzie Location *** This wonderful upper conversion occupies a phenomenal position within the village, with views of Lenzie Cross and stunning outlook towards the Campsie Fells to the rear. The property boasts flexible accommodation, tremendous private gardens to the front, side and rear with ample parking, large garage and stone outbuilding/home office area. EER - D



Council Tax Band: E



Traditional upper conversion, occupying arguably the finest position in the district, close to Lenzie train station and all local amenities. The home sits proudly within large private gardens. Providing the perfect blend of period features with a modern and tasteful twist early viewing will be essential. The property allows flexible accommodation, allowing any buyer the opportunity to re configure to suit personal requirements. The home has sumptuous rooms of enviable proportions each providing a high degree of natural light.

The apartment benefits from a private entrance located at the rear of the building. The vestibule has stairs leading to the internal front door. Accommodation is formed over one level and comprises welcoming reception hallway which allows access to all apartments. The exceptionally spacious lounge is positioned to the rear of the house, boasting two windows and a focal fireplace and surround. The kitchen has been cleverly designed to house ample base and wall mounted units, a number of appliances and contrasting work surface space. There is also a useful larder cupboard accessed from the kitchen. The formal dining room/bedroom 3 boasts a large window over looking the front driveway and garden. There are a further two double size bedrooms in the property, the large master bedroom to the front has traditional window shutters. The stylish shower room has built in vanity storage, and decorative curved window, completes the accommodation.

Gas fired central heating system (boiler approx 6 years old). Externally, there is a large garage and stone outbuilding, both with power. The current owner has substantially up-graded the outhouse to provide a useful office space, separate to the main residence. (Fully insulated, lined, with electric heating and a double glazed window unit)

The property is set within well tended mature gardens which provide a colourful haven to relax and/or entertain in.

Numerous recent home improvements, include :-

- Extensive plastering and painting throughout entire property
- Significant roof repairs
- New front door
- New floor coverings in bedrooms
- Partial kitchen renovation with tiling, new sink and dishwasher installed
- Sanding/varnishing of floorboards in hall, living room and dining room/bedroom 3
- Insulation, plastering and decoration of outbuilding, with new double glazing, electric heating and insulated door installed
- Replacement of glass panes in hall with modern safety glass

Room Dimensions

Entrance Vestibule

Entrance Hallway 4.44m x 2.11m

Lounge - 5.80m x 4.80m

Dining Room/ Bed 3 - 4.70m x 3.85m

Bedroom 1 - 4.53m x 4.51m

Bedroom 2 - 4.62m x 3.56m

Shower Room - 3.48m x 1.81m

Outbuilding/ Home Office Area - 2.68m x 2.34m

Heath Avenue is one of the most desirable addresses in Lenzie. The property occupies the upper portion of a handsome traditional villa with substantial grounds, a portion of which is attributed solely to this property.

Lenzie is a vibrant town and one of the most desirable commuter suburbs on the north side of Glasgow, with the mainline railway station offering services to both Glasgow and Edinburgh. The town is surrounded by picturesque farmland offering many walks and outdoor expeditions, however Glasgow city centre and the surrounding towns can be access easily via the nearby motorway networks.

The village itself offers a range of shops, parish churches and a number of sporting venues which include Lenzie Rugby Club, Lenzie Golf Club, Lenzie Tennis Club and Lenzie Bowling Club. The general locality provides a further selection of sports facilities including Kirkintilloch Liesure Centre. The Forth and Clyde Canal is nearby providing beautiful walking and cycling routes.

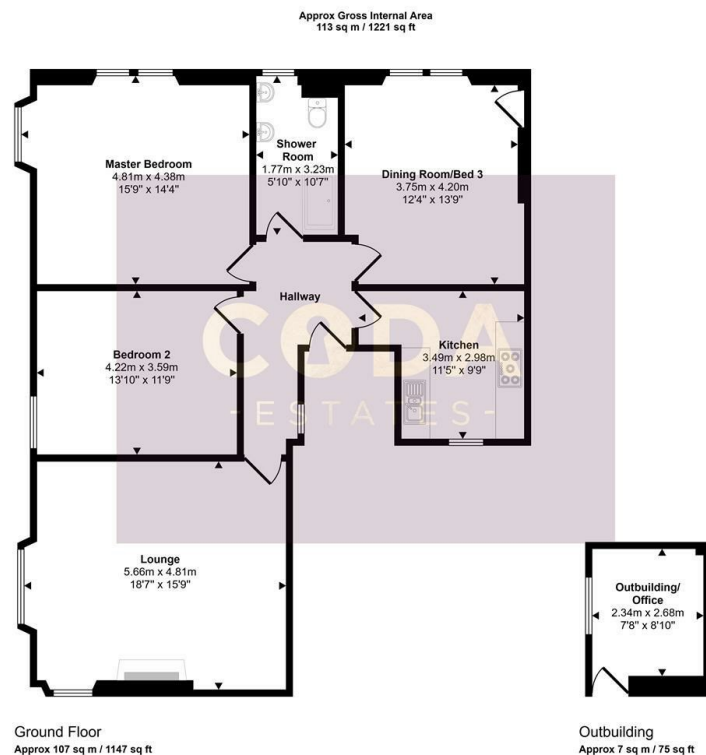
There are many primary schools in the area and Lenzie Academy, is acknowledged for its distinguished academic record attracting many young families to the area.

The Energy Performance rating on this property is D
Home Report Available on Request
Viewings Strictly By Appointment
All Offers To Be Submitted in Writing Via the Office.

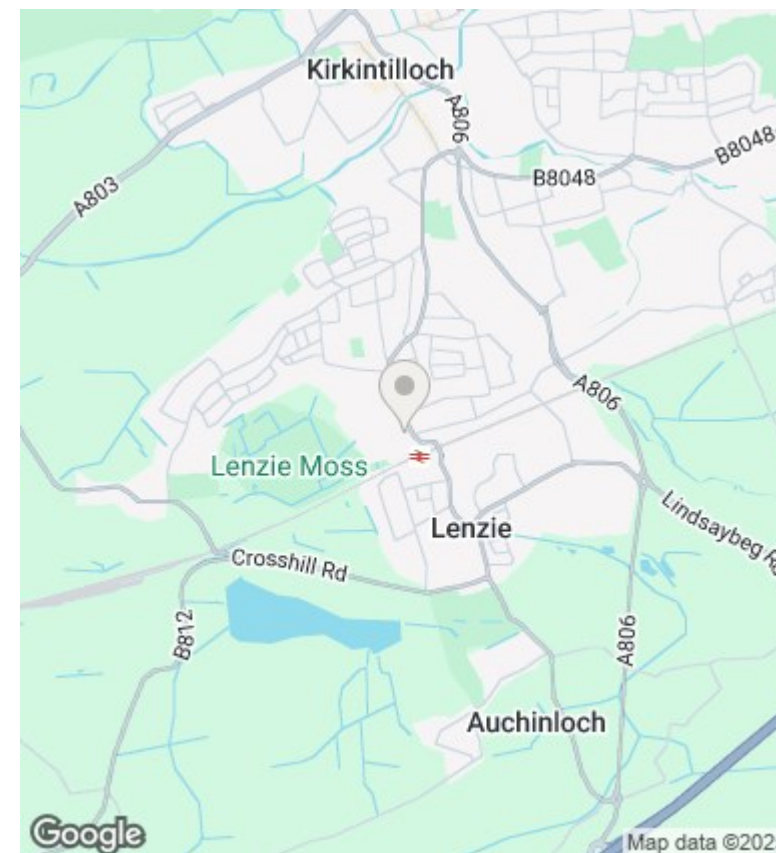
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites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



Directions

Viewings

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

Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC