



Ardneil, 15 Garngaber Avenue, Lenzie, Glasgow, G66 4LJ

Offers Over £625,000

- "Ardneil" - Victorian Detached Property 1872
- 3 Reception Rooms
- Tremendous Potential
- EER - E
- Prestigious Location & Impressive Gardens
- 1 Bathroom & 1 Shower Room
- Part DG, GCH, Substantial Driveway, Cellar, Boiler House & Greenhouse
- 4 Bedrooms (One Downstairs)
- Many Period Features
- Close To All Local Amenities & Transportation Links

15 Garngaber Avenue, Glasgow G66 4LJ

*** Closing Date Friday 2nd May at 12 Noon *** Ardneil is a charming detached Victorian sandstone villa, built in 1872, on a tree-lined avenue in Lenzie. The house is set in a spacious plot and is less than five minutes' walk from the heart of the village and the station. It retains many period features, including marble fireplaces, wooden shutters and ornate cornices. The house has been in the same ownership since 1964, and some modernisation is required. With four bedrooms and three reception rooms, it provides flexible accommodation over two levels. Early viewing is imperative to avoid disappointment. EER – E Viewings Strictly By Appointment !

 4  2  3  E

Council Tax Band: F



This is a unique opportunity to acquire an attractive Victorian detached villa in the heart of Lenzie. This property, which has been in the same family for sixty years, requires a degree of modernisation, giving the buyer the opportunity to reconfigure to suit their own requirements. There is potential to extend, subject to local authority planning constraints.

Many period features have been retained, including decorative cornicing, internal door panelling, sash and case windows (with double glazing), original marble fireplaces, fully functioning wooden window shutters, Victorian cast-iron radiators, encaustic tiles in the porch and decorative glass in the front door.

Currently, the accommodation comprises entrance porch; reception hallway; two spacious, south-facing and high-ceilinged reception rooms to the front (both with focal marble fireplace surrounds); a downstairs double bedroom overlooking the back garden, also with a marble fireplace; a formal dining room; a custom-built Scottish oak kitchen, with a door and steps to the back garden; and a wet room. There are original Victorian presses, in all the downstairs rooms.

On the upper level there are two sizeable double bedrooms and a smaller single bedroom with a window to the front. The main bathroom is also accessed from the upstairs landing. The two double bedrooms have fireplaces and attractive arched windows to the side as well as Velux skylights. The house has a large and private walled garden looking towards the Campsies. It has a wide variety of plants, shrubs and trees, and would be a delight for any gardener. There is an orchard with apple, pear, plum and damson trees and hundreds of daffodils, soft fruit bushes, a herb garden, flower borders and a greenhouse. There is also a paved terrace in a sunny spot. The garden is a tranquil place for relaxing and entertaining and is fully enclosed, so that pets or young children can enjoy it safely. There is ample space to turn cars at the side of the house.

Room Dimensions

Entrance Hallway -

Formal Lounge - 4.39m x 4.04m

Sitting Room/Study - 4.39m x 4.06m

Formal Dining Room - 3.55m x 3.24m

Kitchen - 3.75m x 2.48m

Downstairs Bedroom - 4.14m x 3.30m

Shower Room - 1.98m x 1.63m

Master Bedroom - 4.62m x 5.08m

Guest Bedroom - 4.35m x 5.19m

Bedroom 4 - 2.85m x 2.52m

Bathroom - 2.09m x 1.73m

Location

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

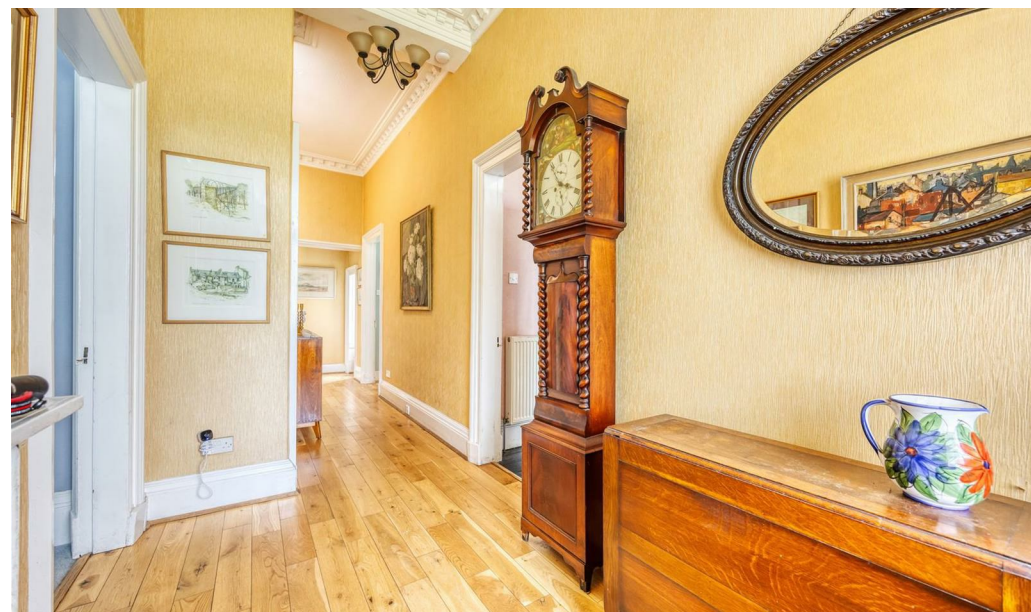
Amenities: The property is a just a short walk from local shops, Lenzie train station, well-regarded local primary and secondary schools and the village cross. Lenzie also offers leisure facilities including a golf course, tennis courts and a bowling club, and is a short walk from Kirkintilloch Leisure Centre. The house is perfectly positioned for all village amenities.

Transport Links: Lenzie is conveniently placed within easy reach of Glasgow city centre; Edinburgh is also at commutable distance. Lenzie station is less than five minutes' walk, and offers regular trains to Glasgow Queen Street, in nine minutes, and Edinburgh Waverley, in approximately half an hour. At the bottom of Garngaber Avenue is the new link road to the M80, which connects to the M8. There are also regular buses to Glasgow city centre and neighbouring villages.

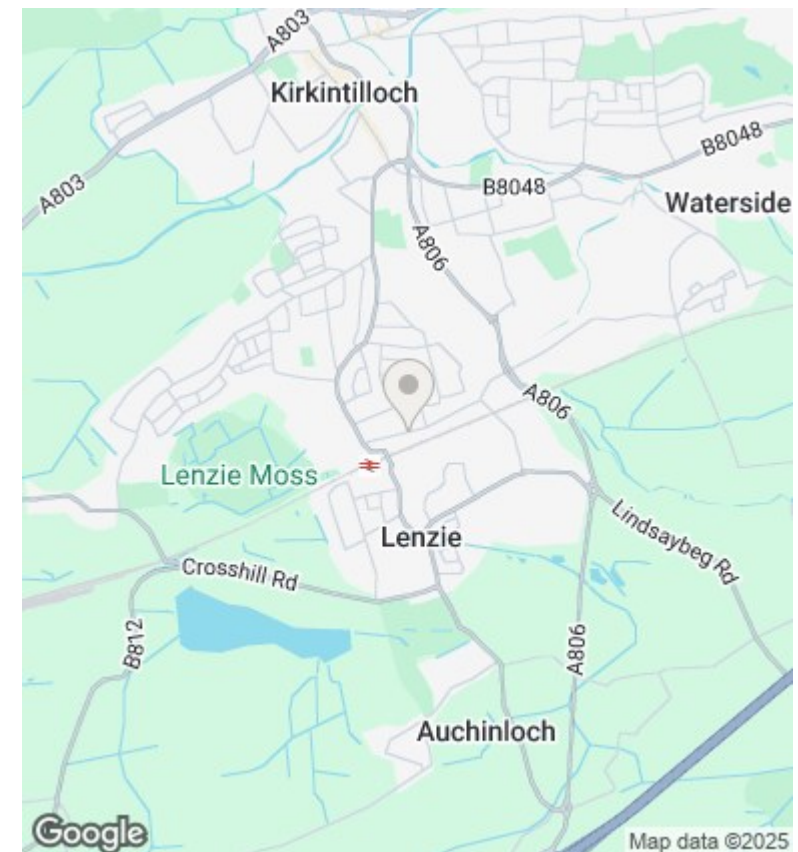
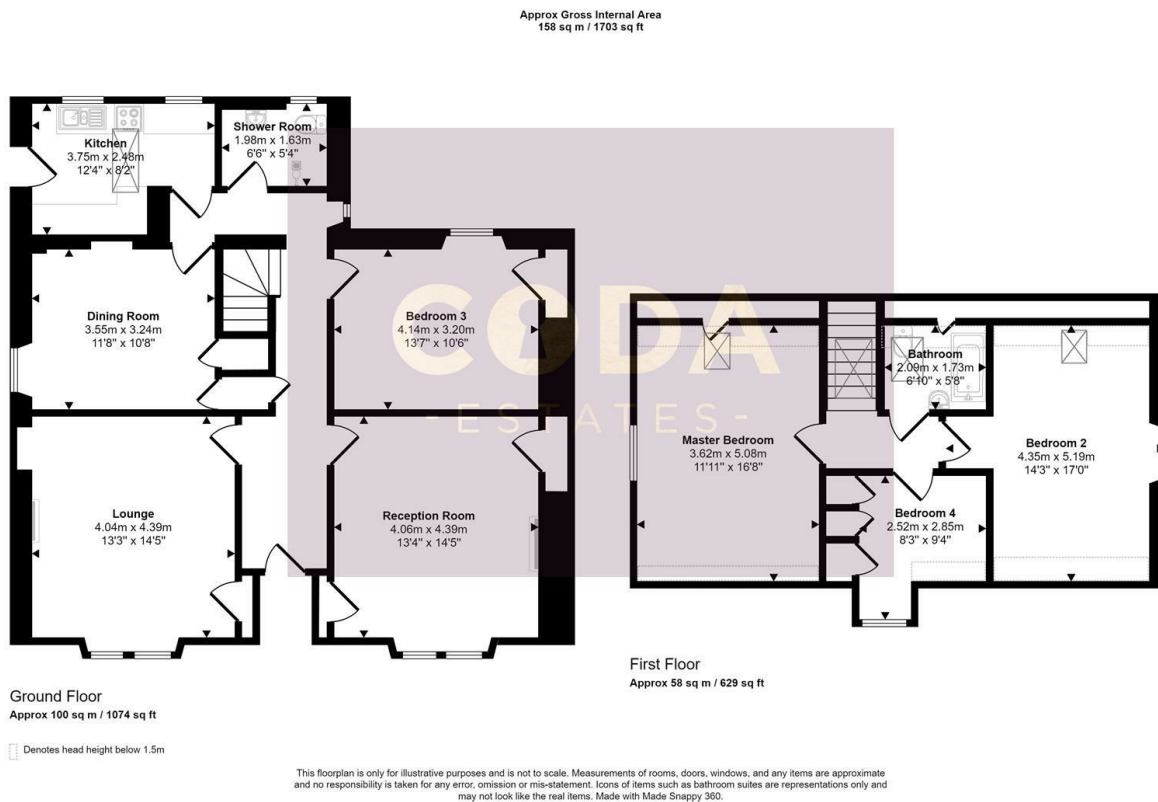
Home Report Available on Request

EER - E

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







Directions

Viewings

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

Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC