



## 15 Crawford Avenue, Lenzie, Glasgow, G66 5HW

Offers Over £360,000

- Magnificent Family Home
- Impressive Reception Lounge
- 4 Bedrooms - Master with Ensuite w/c
- EER - C
- Wonderful Residential Location
- Generous Dining Kitchen
- Tremendous Garden Plot, Driveway, Garage & Raised Decked Area
- Professionally Extended
- Family Room with Downstairs Shower Room/Utility Room Off
- Close To All Local Amenities & Transportation Links



# 15 Crawford Avenue, Glasgow G66 5HW

Exquisite Family Home - Rarely has such a well maintained, tastefully presented property become available within such a sought after pocket of the village. The current owners have created the most wonderful environment which captures family living. The professionally extended property provides flexible and functionable living over two levels. The impeccable and well tended gardens are a delight, benefiting from a high degree of privacy, off street parking and garage. EER - C



Council Tax Band: F



Tucked away in a quiet and deceptively large corner plot this family home is a true credit to the current owners. The property has been maintained, professionally extended and presented to an incredible standard throughout. Early viewing will be essential as houses of this nature are rare. Accommodation flows thoughtfully over two levels, comprising welcoming reception hallway, spacious formal lounge with focal gas fire and views to the front. The professionally extended dining kitchen area becomes the real hub of the home, creating modern and versatile family living. Natural light floods the room through the French doors which open to the raised decked patio area and pristine landscaped garden grounds beyond.

The kitchen is an impressive space, designed for the rigours of family life. There are a selection of base and wall mounted units, contrasting work surfaces, a number of integrated appliances and back door leading outside. Accessed from the entrance hall and also the kitchen is a very useful family room, perfect for a further reception area/playroom/home office area. The downstairs shower room/utility area is off this room.

Upstairs the property boasts 4 well proportioned bedrooms, the master with ensuite w/c facilities. The family bathroom has been recently renovated and boasts thermostatic over the bath shower and vanity storage. The loft is accessed from the landing.

Externally the impressive plot has been lovingly maintained to provide the most spectacular outside environment. Designed and developed for all family members to enjoy. There is a beautiful raised decked area for alfresco dining and/or relaxing which provides a high degree of privacy and calming views. The garden is a colourful haven of mature plants, shrubs, trees and bushes with a number of fruit bearing trees. To the front of the property there is well tended gardens and large driveway, providing ample off street parking, leading to the garage and garden shed.

Room Dimensions  
Entrance Hallway

Lounge - 6.25m x 3.29m  
Kitchen - 4.12m x 3.53m  
Dining Area - 3.64m x 3.01m  
Family Room - 3.84m x 3.25m  
Downstairs Shower Room/Utility Area - 2.23m x 1.94m  
Master Bedroom - 3.84m x 2.77m  
Ensuite w/c - 2.18m x 1.65m  
Bedroom 2 - 3.82m x 2.91m  
Bedroom 3 - 2.74m x 2.85m  
Bedroom 4 - 2.69m x 2.37m  
Bathroom - 1.92m x 1.65m

Location: Crawford Ave is a prestigious address positioned a short walk from the train station and all local amenities. This quiet residential area has no through traffic, making it a safe and quiet environment. The village offers a variety of essential shops including Post Office, chemist, doctors, dentist, optician, hairdressers, library, Co-op, award winning delicatessen and restaurants. Lenzie also has various leisure facilities including tennis, golf and rugby clubs and the main Kirkintilloch Leisure Centre is only a few minutes away.

Transport Links: Lenzie is conveniently placed within easy reach of Glasgow city centre and Edinburgh. A regular train service to Glasgow Queen Street taking approximately 9 minutes and 40 minutes to Edinburgh. 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 service to Glasgow city centre and neighbouring villages.

Viewings: Arranged Strictly By Appointment  
Council Tax: EDC Band F  
EER: Rating C

Home Report: Available on request

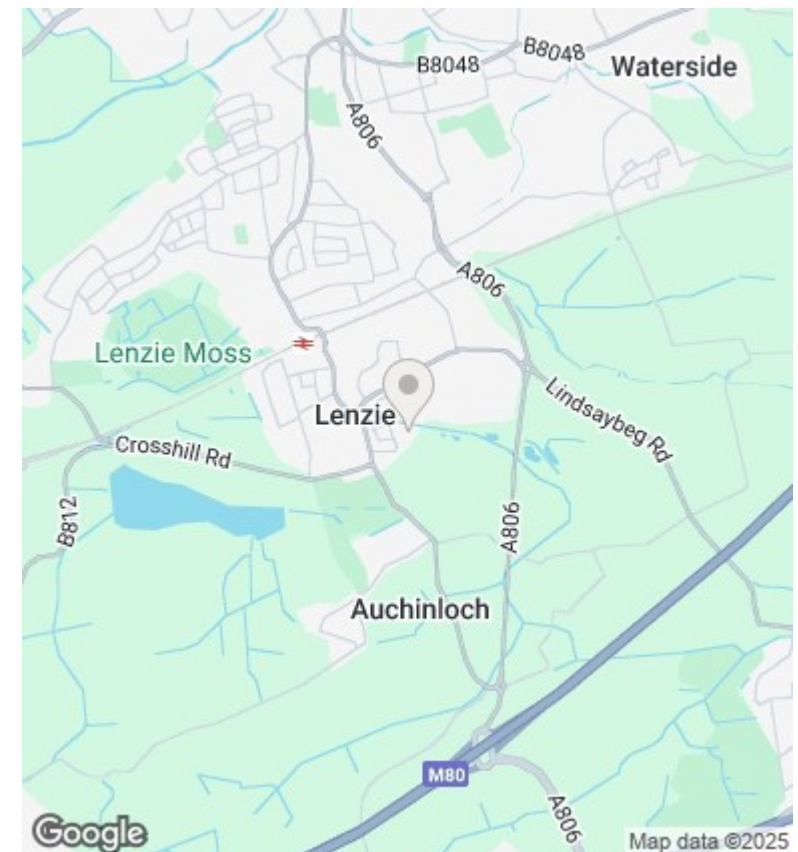
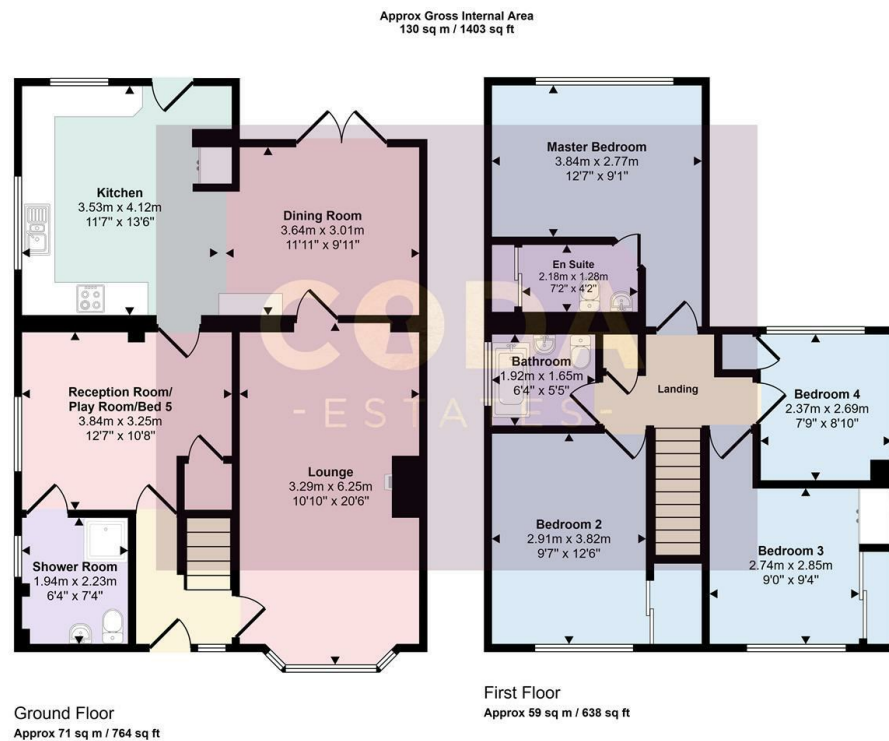
Catchment area: Lenzie Meadow Primary, Holy Family Primary School,  
Lenzie Academy & St Ninians High School.

CODA Estates provide a free valuation service. If you are considering selling  
your own home and require any assistance please contact the office on  
01417751050.









## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	