



## 106 Kirkintilloch Road, Lenzie, Glasgow, G66 4LQ

Offers Over £255,000

- "Queens Building"
- Lounge with Focal Fireplace, Bay Window Formation & Traditional Features
- Private Parking & Large, Well Tended Rear Communal Garden
- EER - C
- Charming, First Floor, Period Apartment
- Generous, Beautifully Appointed Dining Kitchen
- Secure Door Entry, DG & GCH
- 3 Bedrooms
- Bathroom & Additional Shower Room
- Close To All Local Amenities & Transportation Links



# 106 Kirkintilloch Road, Glasgow G66 4LQ

This wonderful first floor luxury apartment occupies a phenomenal position within the village, with views over Lenzie Cross. The property boasts flexible accommodation, tremendous communal gardens to the rear along with private parking. Entered via the secure door entry system the apartment has been immaculately maintained, boasting 3 bedrooms and 2 bath/shower rooms and well appointed dining kitchen with utility area. Early viewing is imperative. EER - C



Council Tax Band: D



We are delighted to offer to the market this attractive and sympathetically renovated traditional three bedroom flat conveniently located on Kirkintilloch Road in the heart of Lenzie. Viewing is imperative to appreciate that standard and size of the accommodation on offer.

The stunning accommodation extends to a full length formal reception hallway, spacious bay windowed lounge with open views, wonderful and immediately impressive modern kitchen with breakfast bar and utility cupboard off, large double sized master bedroom, further double sized front facing bedroom, third bedroom/home office, stunning bathroom successfully combining modern and traditional features and beautiful modern shower room.

The property further benefits from sash and casement double glazed windows, integrated appliances including a 19bar pressure Neff coffee maker, Stoves microwave, large Stoves range cooker and wine cooler. The property is further enhanced by a system of gas central heating operated by a Hive control, underfloor heating in the bathroom and shower room, tv points in each room and excellent storage.

The current owners have presented the property to an exacting standard including throughout. In addition, this flat has the benefit of three dedicated parking spaces, external basement and shed storage and 1/3 share of the residents gardens.

#### Room Dimensions

Entrance Vestibule

Entrance Hallway -

Lounge - 5.48m x 4.05m

Dining Kitchen - 4.88m x 3.17m

Bedroom 1 - 3.90m x 3.08m

Bedroom 2 - 3.47m x 2.16m

Bedroom 3 - 3.53m x 1.92m

Bathroom - 2.70m x 1.36m

Shower Room - 2.04m x 1.15m

Queens Buildings dates back to 1887 and is a prominent C-listed building situated at the top of the sweeping incline of the main road into Lenzie, this distinctive, well-detailed building is a wonderful feature of the streetscape. The high quality detailing such as the carved friezes and moulded architraves as well as the integral clock and ironwork to the shop fronts set this building apart. Paired angled entrance doors where separate entrances to each shop were immediately adjacent are rare survivals.

Kirkintilloch Road is ideally placed with Lenzie train Station on the doorstep as well as being close to a range of local amenities. There is excellent local schooling including Lenzie Meadow Primary School and Lenzie Academy. For commuters, Glasgow city centre is under 8 miles away by road via the M80 motorway.

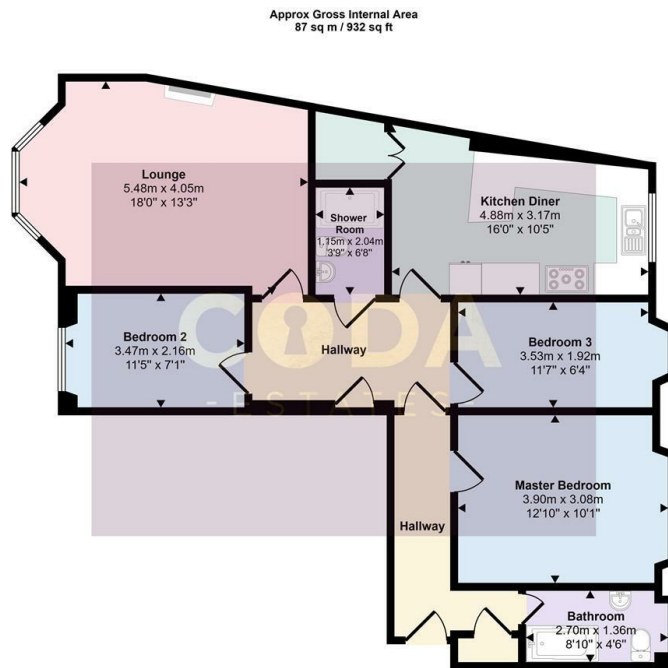
The Energy Performance rating on this property is C  
Home Report Available on Request  
Viewings Strictly By Appointment  
All Offers To Be Submitted in Writing Via the Office.

CODA Estates provides a free valuation service. If you are considering selling your own home please telephone 0141 775 1050.









Floorplan

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.

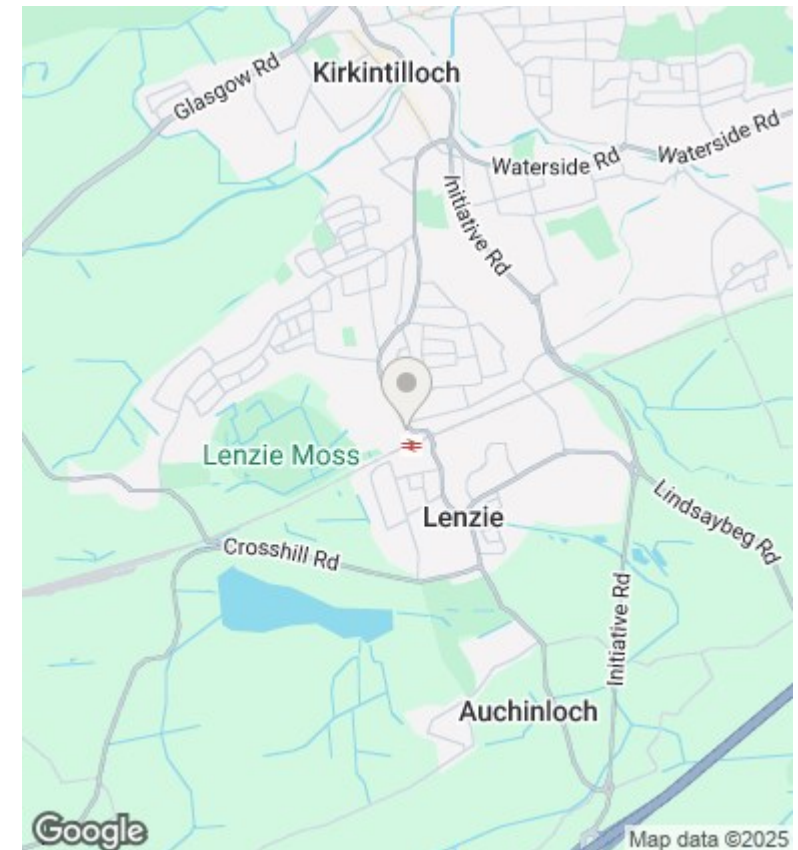
## Directions

## Viewings

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

## Council Tax Band

D



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>	70	74
(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	