



## 1 Glenbank Road, Lenzie, Glasgow, G66 5AG

Offers Over £565,000

- Charming Character Property
- Admired Address
- Detached Garden/Home Office Area
- EER - D
- Professionally Extended 4 Bedroom Traditional End Terrace
- Master Bedroom Ensuite, Utility Room & Downstairs Shower Room
- Mature, Well Tended Garden Ground.
- High Specification Throughout
- Wonderful Open Plan Kitchen/Dining/Family Room
- Close To All Local Amenities & Transportaiton Links



# 1 Glenbank Road, Glasgow G66 5AG

\*\*\* Similar Properties Urgently Required for Waiting Buyers \*\*\* This substantial, period, end terraced property has been professionally extended, creating a wonderful family home. Maintained and presented to the highest specification throughout, early viewing will be imperative. Occupying a highly admirable address, accommodation boasts 4 bedrooms (mater ensuite), 2 generous reception rooms, an additional downstairs shower room & utility room. For further details or to arrange a viewing appointment. please do not hesitate to contact the office. EER - D



Council Tax Band: G



This Victorian end terrace villa has been upgraded to an exceptional standard throughout. The property, whilst remaining sympathetic to many of the traditional features, has been transformed into a magnificent, contemporary family environment. Located within one of Lenzie's highly acclaimed addresses early viewing is strongly advised to avoid disappointment

#### Accommodation - Ground

The reception hallway is a magnificent introduction to the house, with the decorative staircase leading to the upper landing. There is access from the reception hallway into the formal lounge, bed 4, downstairs shower room, utility room and the magnificent kitchen/ dining/family area to the rear of the house. The spacious formal lounge is a splendid reception room overlooking the front garden. There is an ornate living flame fireplace and the most magnificent cornicing. Bed 4 provides a useful space which allows flexible living accommodation. The downstairs shower room is a new addition to the home, and the bespoke fixtures and fittings do not go unnoticed. The heart of the home lies at the rear of the property where the most stunning kitchen/dining/family area has been created. With the use of a high structured ceiling, bi-folding doors and additional glazing this well-planned space is definitely a most attractive selling feature of the property.

#### Accommodation - Upper

The upper landing leads off to three further bedrooms. The master bedroom also boasts an attractive en-suite shower room. There is a further double bedroom to the front of the house and a single bedroom with a window looking out to the side of the house. There is also a family/house bathroom which boasts a separate shower.

The property has been renovated and extended, retaining the traditional feel while adding a contemporary twist of the kitchen/dining/family room extension.

#### Garden Ground

The property is set amidst carefully laid out and fully stocked gardens to the front and rear. The front comprises a lawn with mature shrubs and conifers. The rear garden is home to a fully insulated heated and lit home office/garden room. This allows any buyer the flexibility/option from working from home. The rest of the garden has been carefully planned to allow an enclosed child friendly area and a delightful setting to relax and/or entertain.

#### Room Dimensions

Entrance Hallway

Reception Lounge - 4.82m x 3.79m

Kitchen/Dining/Family Room - 6.01m x 5.01m

Play Room/Bedroom 4 - 3.78m x 2.76m

Utility Room - 2.50m x 2.19m

Shower Room - 2.14m x 2.03m

Master Bedroom - 3.94m x 3.55m

Ensuite - 2.01m x 1.52m

Bedroom 2 - 3.73m x 2.65m

Bedroom 3 - 2.64m x 2.14m

Bathroom - 2.37m x 2.06m

#### Location

Lenzie is one of the most desirable commuter suburbs on the north side of Glasgow, with a mainline railway station offering services to both Glasgow and Edinburgh. The motorway link of the nearby M80 allows easy accessibility throughout the central belt and beyond. The town provides three primary schools and Lenzie Academy, which is acknowledged for its distinguished academic record. Lenzie hosts a range of shops, parish churches, restaurants, and a number of sporting venues which include Lenzie Rugby Club and Lenzie Golf Club.

Home Report Available on Request.

EER - D

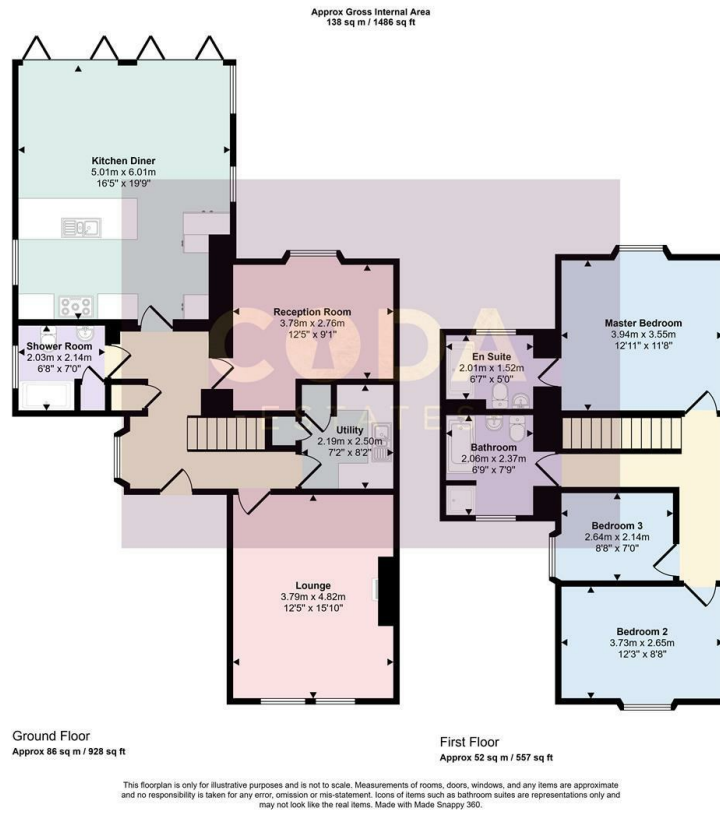
Viewings Strictly By Appointment

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

G

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>		<b>77</b>
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC