



31 Crawford Avenue, Lenzie, Glasgow, G66 5HW

Offers Over £365,000

- Versatile five-bedroom layout, including two ground-floor doubles connected via a Jack & Jill bathroom.
- Spacious open-plan kitchen, dining, and living area – perfect for family life and entertaining.
- Two contemporary bathrooms and a convenient downstairs WC for modern living.
- Generous room proportions throughout, accommodating growing families with ease.
- Prime Lenzie location, walking distance to schools, local amenities, and station.
- Professionally extended to provide additional living space and versatile accommodation.
- Front-facing lounge providing a comfortable space to relax.
- South-facing rear garden with decked seating area, ideal for outdoor dining and summer entertaining.
- Private driveway offering ample off-street parking.
- Energy efficiency rating - C



# 31 Crawford Avenue, Glasgow G66 5HW

**\*\* Closing Date - Wednesday 15th October 12pm\*\*** A versatile five-bedroom semi-detached home in a prime Lenzie location, featuring an impressive open-plan kitchen, dining and family area. Offering private driveway, and landscaped south-facing gardens with summer house, this property is perfectly suited to modern family living.



Council Tax Band: E



This substantial five-bedroom semi-detached villa offers versatile accommodation, thoughtfully designed for modern family living, and is set within a highly sought-after Lenzie address.

The ground floor is centred around a welcoming front-facing lounge and a stunning open-plan dining/kitchen/living area – a true focal point of the home, ideal for family gatherings and entertaining. Two generously sized double bedrooms are also located on this level, connected by a stylish Jack & Jill shower-room, along with a convenient downstairs WC.

Upstairs, the property offers three further well-proportioned double bedrooms and a contemporary family bathroom, ensuring ample space for larger families or visiting guests.

Externally, the home benefits from a large private driveway complete with EV charger, and attractive rear gardens, featuring a summer house and a south-facing decked seating area, perfect for outdoor dining and relaxation.

Positioned close to local amenities, excellent schools, and rail and road links, this is an exceptional opportunity to acquire a flexible family home in one of Lenzie's most desirable settings.

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.

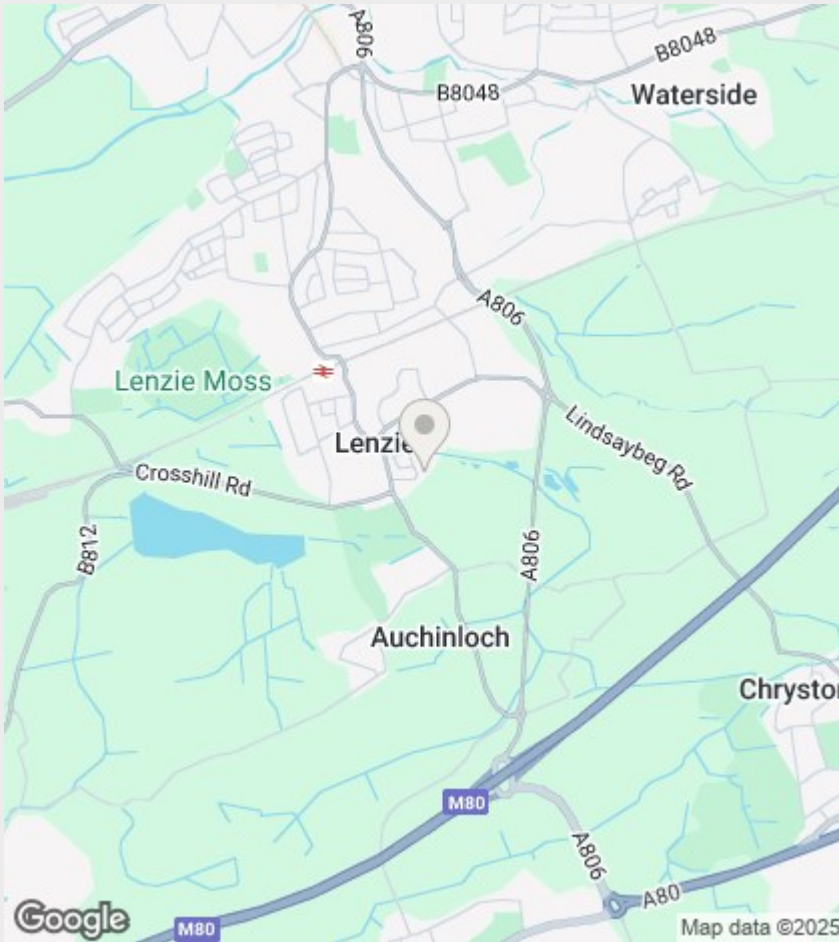
Viewings: Arranged Strictly By Appointment  
Council Tax: EDC Band E

EER: Rating C

Home Report: Available on request

If you are interested in viewing this property, please contact our offices direct on 0141 775 1050. Property to sell? One of our expert team would be happy to provide you with a free valuation and we can discuss our selection of professional selling packages





## Directions

## Viewings

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

## EPC Rating:

C

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>	71	77
(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		
Scotland EU Directive 2002/91/EC		

