



Gallowhill House, Larch Ave, Lenzie, Glasgow, G66 4HX

Offers Over £470,000

- Gallowhill House (Circa 1741)
- A Substantial Level Plot Approx 3/4 acre
- Kitchen Area & 2 Bathrooms
- EER -D
- A Substantial Detached Dwelling
- Modernisation TRequired hroughout
- Early Inspection Required
- Numerous Outbuildings - Ripe for Conversion
- 3 Reception Rooms / 5 Bedrooms
- Close to all Local Amenities

Larch Ave, Glasgow G66 4HX

****CLOSING DATE 20TH NOVEMBER @ 12PM****

This is a wonderful opportunity to acquire a substantial detached villa in a very desirable residential area of the village. The original dwelling "Gallowhill House" was a former working farm, the original building erected in 1741. The entire subject, including many outbuildings, require extensive modernisation throughout however the property offers phenomenal potential to any discerning buyer, including the development within an enviable level plot 9 (over 3/4 acre), which offers a high degree of privacy. The property could be developed subject to local authority planning constraints. Early viewing is strongly advised.
EER - D



Council Tax Band: G



"Gallowhill House", is a unique opportunity to acquire a formidable detached dwelling located within the heart of Lenzie. The entire subjects require extensive modernisation, allowing any buyer the opportunity to reconfigure/design to suit individual requirements and specification. The private plot (approx 3/4 acre), affords the potential to extend/develop subject to local planning constraints, including the many outbuildings, which allow scope for business opportunities or granny flat accommodation.

The original house dates from 1741 and then was subsequently extended in Victorian times. Accommodation comprises entrance vestibule, the former grand reception hallway leads to two spacious reception rooms to the front, a home/office/study/bed 6 downstairs, the formal dining room faces out onto the side gardens and gives access to the working traditional kitchen off. The rear entrance has a small hallway and gives access to the downstairs shower facilities.

The elegant staircase gives access to the bathroom on the half landing, flowing naturally to the upper level of the home. The master bedroom is an enviable size with stunning views over the front garden ground. There is a small room which leads to another double front facing bedroom, the 3rd bedroom is also a generous double with a small high window to the side. Bedroom 4 and 5 are singles with combed ceilings. Both of these rooms give access to the useful and impressive eave storge.

Externally the property sits within an extensive plot which offers a degree of privacy from neighbouring properties. The garden ground provides the opportunity to develop the space to provide a magnificent outdoor environment in which to relax and/or entertain. The sweeping driveway is accessed from Larch Ave which brings you in at the side of the property.

Although many original features are presented, maintenance and major refurbishment is required to ensure longevity. The home report reflects a number of findings for observation.

Room Dimensions

Storm Porch - 1.92m x 1.73m

Entrance Hall -

Reception Room - 6.29m x 4.03m

Formal Lounge - 5.94m x 3.97m

Study/Office - 3.03m x 2.99m

Dining Room - 5.29m x 3.75m

Kitchen - 4.14m x 3.00m

Downstairs w/c - 1.91m x 1.85m

Master Bedroom - 5.48m x 4.05m

Bedroom 2 - 4.03m x 2.75m

Bedroom 3 - 4.09m x 2.50m

Bedroom 4 - 4.05m x 1.96m

Bedroom 5 - 2.97m x 2.06m

Dressing Area - 1.77m x 1.75m

Bathroom - 1.97m x 1.74m

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.

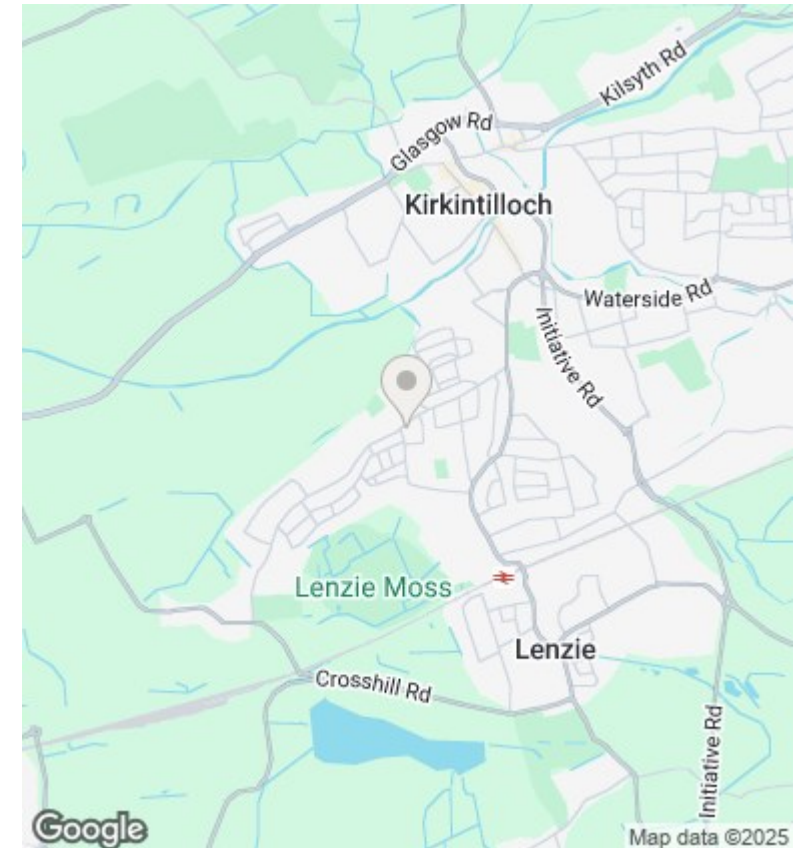
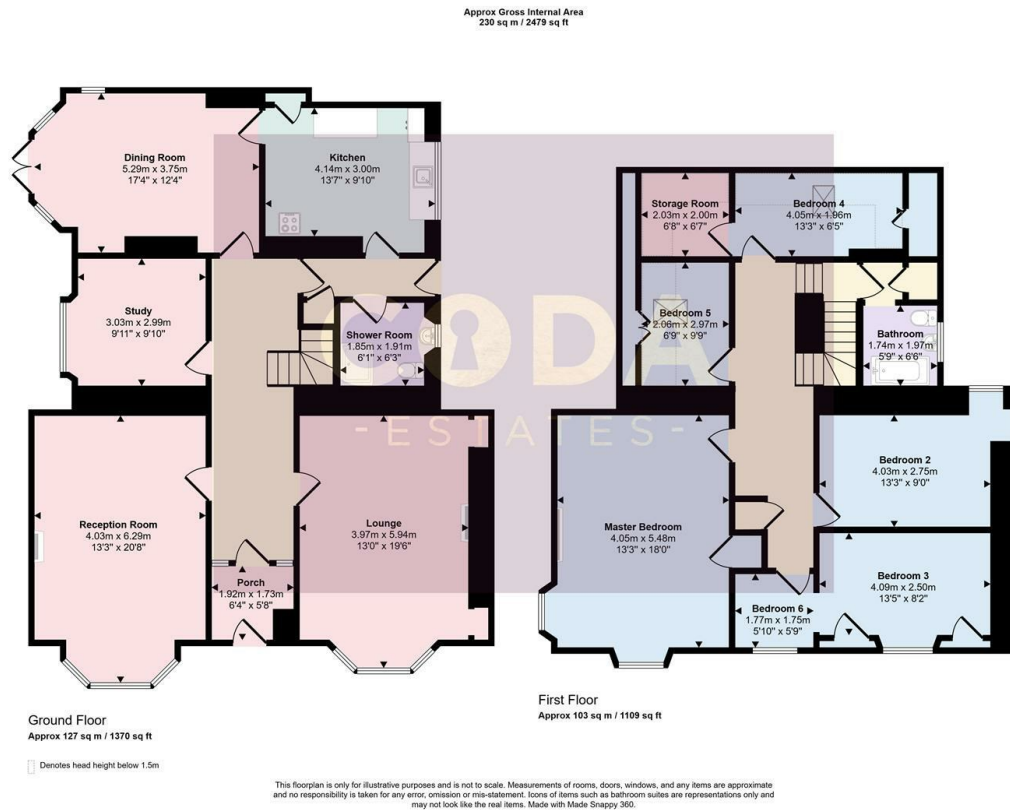
EER - D

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) A		85
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC 