



51 Craigenbay Road, Lenzie, Glasgow, G66 5JP

Offers Over £270,000

- 3 Bedroom Semi-Detached Villa
- Kitchen & Dining
- South Facing Rear Garden
- EER - D
- Well Presented & Maintained Throughout
- Attractive Bathroom with Vanity Storage
- GCH, DG, Driveway & Garage with Office Space
- Spacious Lounge
- Lenzie Academy Catchment
- Excellent Residential Location

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****CLOSING DATE THURSDAY 6TH @ 12PM****

**** Delightful Family Home ***** The current owners have created a most wonderful home which is located in a delightful residential location close to all amenities ,including schooling and transportation links. This well maintained and presented property provides functionable living over two levels making early viewing imperative. EER - D



Council Tax Band: E



Enjoying a peaceful cul-de-sac position yet ideally located close to local amenities, reputable schooling, and excellent transport links, this beautifully presented semi-detached villa offers an impressive blend of style, comfort, and practicality.

The welcoming reception hallway leads to a bright and spacious front-facing lounge, perfect for relaxing or entertaining. To the rear, the property features a stunning open-plan dining kitchen, fitted with a contemporary range of stylish units and providing ample space for a large dining table and chairs — ideal for family gatherings and social occasions.

Upstairs, there are three generously sized bedrooms, each offering excellent storage, and a modern family bathroom complete with a sleek three-piece suite and over-bath shower.

Externally, the front of the property benefits from a monoblocked driveway providing parking for up to three cars, while the former garage has been thoughtfully converted into a versatile home office — perfect for remote working or as a hobby space. The rear gardens have been beautifully landscaped and are fully enclosed, offering a safe and private area for children and pets. A large outbuilding provides additional storage or potential for further use.

Location

The property is conveniently placed for easy access to a host of local amenities which include schools at both primary and secondary levels, including Lenzie Meadow and the prestigious Lenzie Academy, shops, golf course and excellent public transport services including Lenzie train station. Kirkintilloch town centre is only a short distance away and offers a wider range of amenities including leisure centre, supermarkets, museum, a marina and host of popular bars and restaurants. In addition to this, there are excellent

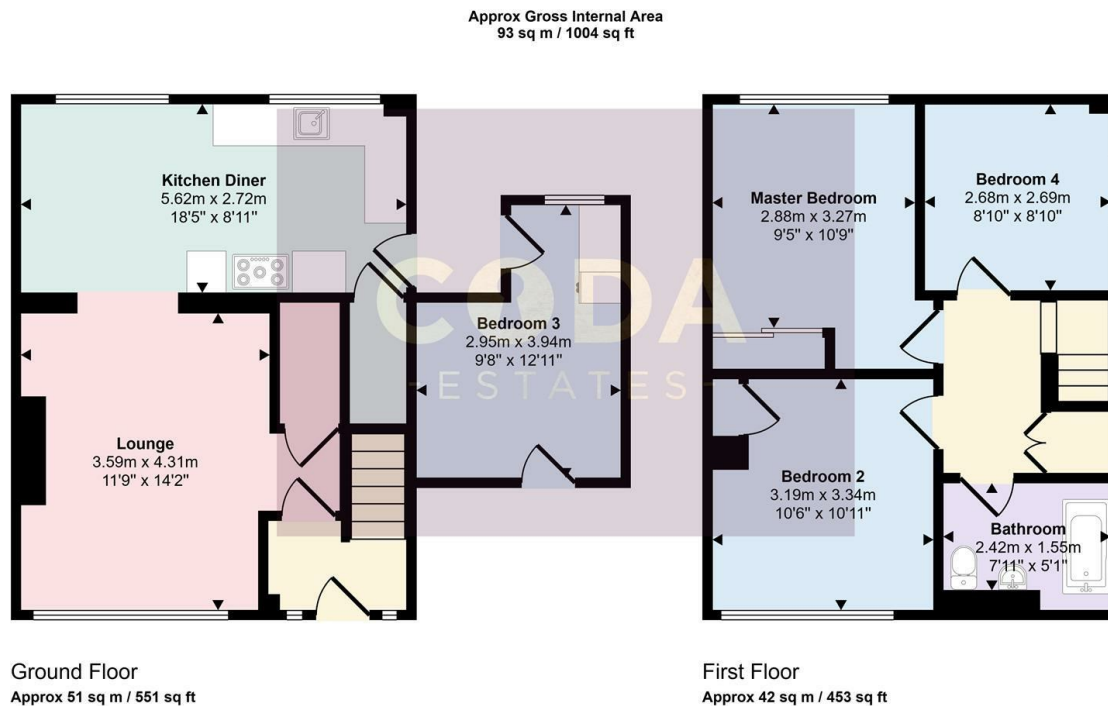
road links close by giving easy access to Glasgow City Centre and the Central Belt motorway network system.

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

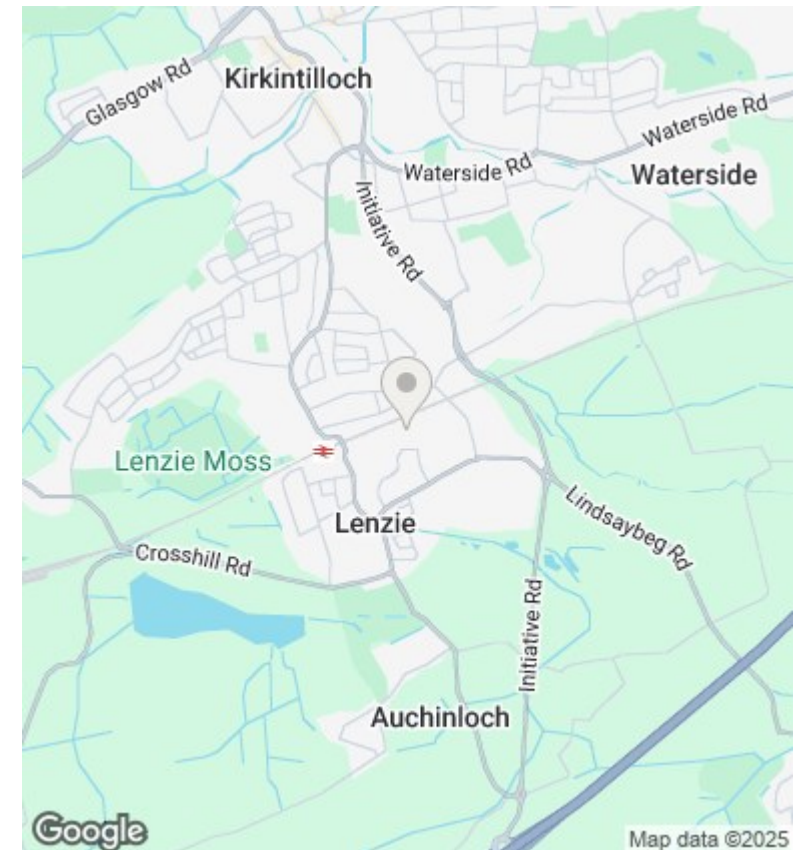
CODA Estates provides a free valuation service and have an extensive database of active buyers looking to purchase in the area. If you are considering selling your own home please telephone 01417751050







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

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC