



4 Crosshill Road, Lenzie, G66 5DA

Offers Over £540,000

- Immaculate 3/4 bedroom bungalow occupying a large corner plot in a highly sought-after Lenzie location
- Impressive open-plan kitchen, dining and lounge area with bi-fold doors leading to the rear garden
- Luxurious master suite featuring a four-piece en-suite bathroom and two walk-in wardrobes
- Modern family bathroom finished to a high specification
- Prime position within Lenzie, close to amenities, schooling, and excellent transport links
- Beautifully presented throughout, offering stylish, contemporary living
- Bright formal sitting room with elegant proportions and feature finishes
- Two further spacious double bedrooms, ideal for family living or guests
- Generous landscaped gardens providing privacy, outdoor entertaining space, and excellent kerb appeal
- Energy efficiency rating - D

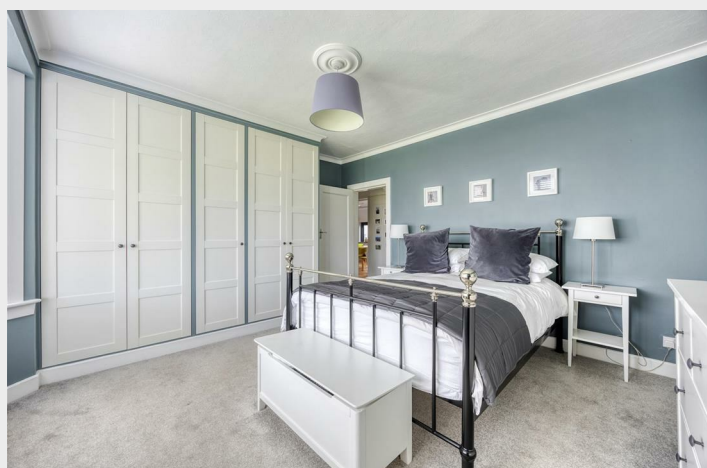


# 4 Crosshill Road, Lenzie G66 5DA

**\*\* Closing for Offers - Wednesday 19th November 12pm \*\*** This beautifully maintained 3/4 bedroom bungalow enjoys a prime position within Lenzie, combining elegant interiors, versatile living space, and a sun-filled garden to create a truly special family home.



Council Tax Band: F



Perfectly positioned on one of Lenzie's most desirable addresses, this beautifully appointed 3/4 bedroom bungalow offers a rare combination of space, style, and modern comfort. Presented in immaculate condition throughout, the home has been thoughtfully designed to provide versatile living suited to a range of lifestyles.

The accommodation begins with a welcoming reception hallway from which all of the lower accommodation can be accessed, there is a front facing formal sitting room, ideal for relaxed evenings or entertaining guests. A large set of glass doors lead to the heart of the home; an impressive open-plan kitchen, dining, and lounge area, complete with bi-fold doors opening directly to the rear garden — creating a seamless flow between indoor and outdoor living.

The luxurious master suite is a true highlight, featuring a four-piece en-suite bathroom and two generous walk-in wardrobes. There are two further double bedrooms, each beautifully presented, along with a stylish family bathroom finished to a high standard.

Externally, the property occupies a large corner plot in a prominent position within Lenzie, offering mature landscaped gardens and excellent kerb appeal.

This is an outstanding opportunity to acquire a turn-key home within easy reach of local amenities, excellent schooling, and Lenzie's transport links — combining elegant design, modern finishes, and an exceptional setting.

#### 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 nearby M80 motorway 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.

#### Viewings Strictly By Appointment

Council Tax - East Dunbartonshire Band F

EER - D

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

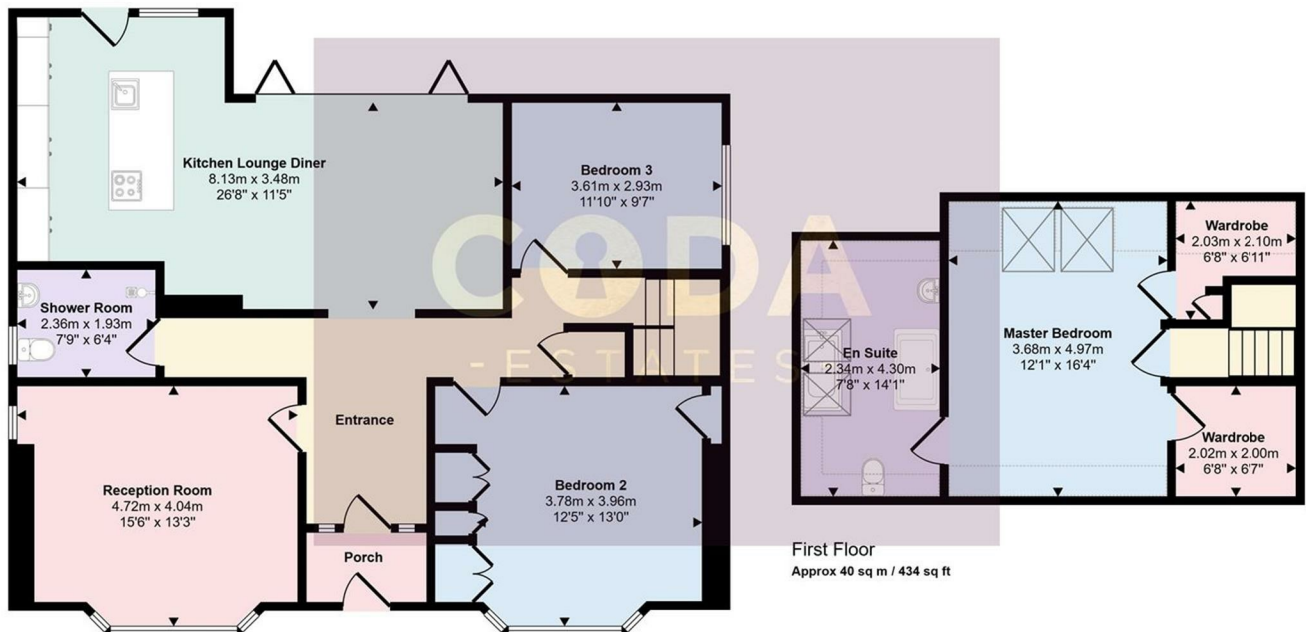
Viewings by arrangement only. Call 01417751050 to make an appointment.

## EPC Rating:

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>		
(55-68) <b>D</b>	<b>63</b>	<b>75</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

Approx Gross Internal Area  
148 sq m / 1598 sq ft



Ground Floor  
Approx 108 sq m / 1164 sq ft

Denotes head height below 1.5m

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.