



## 9A Crosshill Street, Lennoxtown, G66 7HE

Offers Over £145,000

- Idyllic end-terraced villa set in a scenic position at the foot of the Campsie Fells
- Bright lounge offering a comfortable and inviting living space
- Well-proportioned attic bedroom plus versatile additional bedroom/reception
- Large, fully enclosed rear garden laid mainly to lawn
- Peaceful location with local amenities and transport links close by
- Surprisingly spacious internal layout arranged over two levels
- Contemporary fitted kitchen with direct access to the rear patio and garden
- Stylish modern bathroom featuring a three-piece suite with bath and overhead shower
- Double glazing and gas central heating for year-round comfort
- Energy efficiency rating - E



# 9A Crosshill Street, Lennoxtown G66 7HE

Set against the stunning backdrop of the Campsie Fells, this charming end-terraced cottage offers a peaceful lifestyle surrounded by open countryside while remaining within easy reach of local amenities and Glasgow city centre. With deceptively spacious accommodation and a generous private garden, the property is ideal for those seeking a relaxed setting with excellent access to outdoor pursuits, village living and commuter links.



Council Tax Band: A



Set within a truly picturesque position at the foot of the Campsie Fells, this charming end-terraced cottage enjoys deceptively spacious accommodation and generous, fully enclosed private gardens to the rear.

The accommodation comprises a welcoming reception hallway leading to a bright and comfortable living room, ideal for everyday living and entertaining. To the rear, a modern fitted kitchen is well appointed and provides direct access via an outer door to a rear patio area, perfect for alfresco dining. The property offers a generous double bedroom on the main level, a further attic bedroom providing flexible accommodation, and a contemporary bathroom fitted with a three-piece white suite and shower.

The home further benefits from double glazing and a gas central heating system. To the rear, the expansive garden is predominantly laid to lawn and fully enclosed to offer a high degree of privacy and security.

Home Report Available on Request  
East Dunbartonshire Council Band A  
EER - E  
Viewings Strictly By Appointment

Nestled in the heart of East Dunbartonshire, Lennoxton is a charming and well-connected village offering the perfect balance between semi-rural tranquillity and urban convenience. Surrounded by stunning scenery and situated at the base of the Campsie Fells, it provides a truly idyllic setting for families, professionals, and retirees alike.

This peaceful town enjoys a strong sense of community and offers a range of local amenities, including independent shops, cafés, a medical centre, and highly regarded primary schools. For those who enjoy the outdoors, Lennoxton is a haven — with picturesque walking trails, cycle routes, and easy access to the natural beauty of the surrounding countryside.

Offering a relaxed pace of life, beautiful natural surroundings, and excellent connectivity,, Lennoxton remains well connected, with regular transport links to Glasgow and neighbouring towns such as Kirkintilloch, Bishopbriggs, and Milngavie. It also lies within the catchment area for some of East Dunbartonshire's top-performing secondary schools, including Lenzie Academy and St Ninians H.S., making it a popular choice for growing families.

If you are interested in viewing this property please contact our offices direct on 01417751050. 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

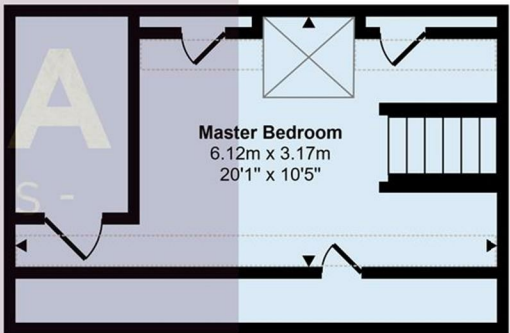
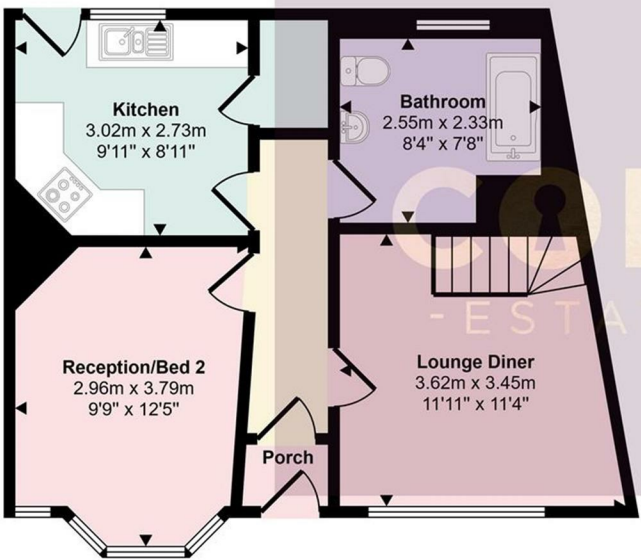
## Viewings

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

## EPC Rating:

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

Approx Gross Internal Area  
69 sq m / 739 sq ft



Ground Floor  
Approx 45 sq m / 483 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.