



MAIN DOOR UPPER CONVERSION

23 BEECH ROAD
LENZIE
G66 4HN



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Outstanding individual MAIN DOOR UPPER CONVERSION centrally situated within this exclusive tree lined enclave adjacent to Lenzie Academy and only a few minutes to local shopping on Kirkintilloch Road, Lenzie Station, Stepps by-pass and motorway network.

Unquestionably one of the finest homes of this style to become available, this beautifully presented and unique home has been meticulously and painstakingly improved whilst sympathetically retaining original features including ornate ceiling plasterwork, fireplaces and varnished wood floor finishes, whilst benefitting from a contemporary specification.

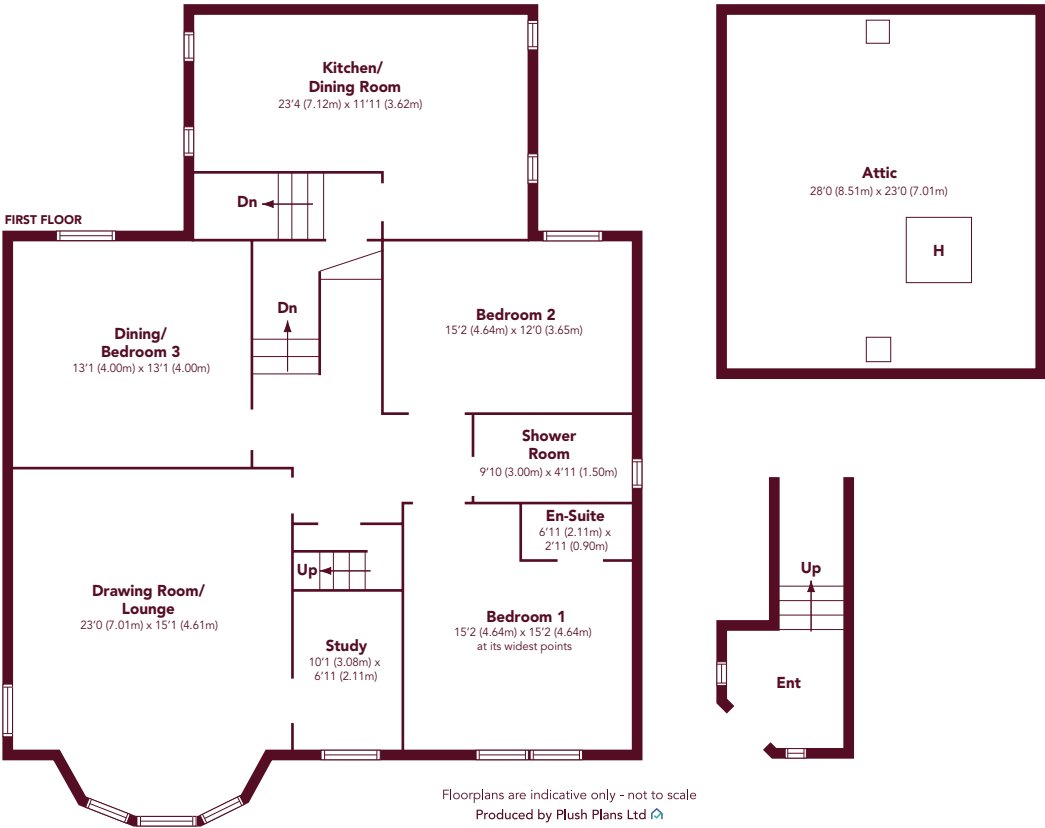
Situated within a traditional tree lined Victorian sandstone detached villa on the corner with Elm Avenue, the accommodation is formed over two levels.

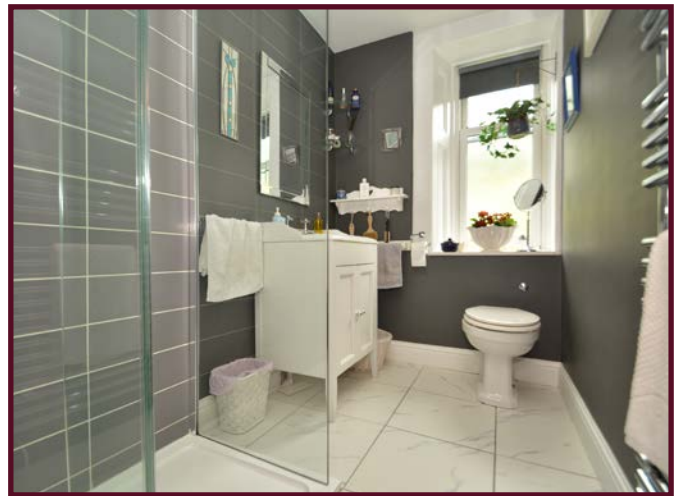
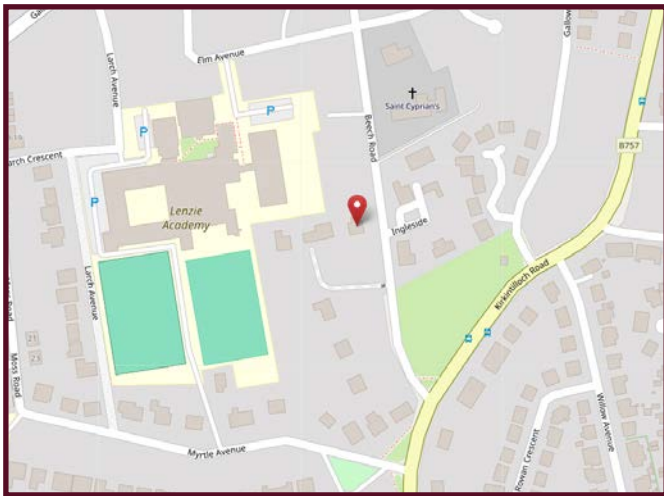
Flagstone paved steps onto entrance vestibule, decorative leaded glass and wood panelled door onto entrance hall with stairs to split level reception hall with access to all main apartments off, magnificent corner situated 23’ period drawing room with bay window and additional window to side, of particular note is the original marble fireplace with slate inlay and hearth and inset living flame gas fire and ornate decorative ceiling corning including a large central ceiling rose, adjacent to this apartment is a study/home office which could comprise a single bedroom if required, principal bedroom with varnished floor finish, fireplace and ornate cornicing, en-suite toilet comprising modern two piece suite to include a wash hand basin in vanity unit and WC with high level cistern, two further double bedrooms (one currently utilised as a dining room), professionally designed and fully fitted 23’ dining kitchen with aspects to both front and rear and comprising extensive floor and wall mounted white units with complimentary work tops, metro tiled splash back, free standing cooker range, dishwasher and washing machine. The accommodation is completed by a modern fitted shower room comprising three piece suite to include a large walk-in shower tray with full height glass screens, chrome towel rail. There is a 28’ x 23’ floored and lined attic at present providing extensive storage. The property benefits from gas central heating and sash and casement style double glazing in keeping with the original period style.

Carefully laid out private garden to front, with patio area and driveway providing excellent off street parking, self contained detached garden room (completed 2023) with double glazing, power and lighting, storage area and external cedar cladding.

Measurements

DRAWING ROOM/LOUNGE	23’0 (7.01m) x 15’1 (4.61m)	BEDROOM TWO	15’2 (4.64m) x 12’0 (3.65m)
STUDY	10’1 (3.08m) x 6’11 (2.11m)	DINING (BEDROOM THREE)	13’1 (4.00m) x 13’1 (4.00m)
BEDROOM ONE	15’2 (4.64m) x 15’2 (4.64m)	SHOWER ROOM	9’10 (3.00m) x 4’11 (1.50m)
	at its widest points	KITCHEN/DINING	23’4 (7.12m) x 11’11 (3.62m)
EN-SUITE	6’11 (2.11m) x 2’11 (0.90m)	ATTIC	28’0 (8.51m) x 23’0 (7.01m)





Travel Directions

Travelling north along Kirkintilloch Road from the junction with Garngaber Avenue past Myrtle Avenue on left, turning next left onto Beech Road and number 23 is on left immediately at the junction with Elm Avenue.

Viewing

By appointment with Miller Beckett & Jackson, 0141 204 2833.

EPC

C

Council Tax

Band F.

Interest

If, having viewed, this property is of further interest to you, please ask your Solicitor to note interest on your behalf., otherwise it may be sold without you having the opportunity to offer.

Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on any point ,please contact our office immediately when we will endeavour to assist you in any way possible.



**FREE VALUATIONS
CONVEYANCING QUOTES**

Telephone Miller, Beckett & Jackson on 0141 204 2833 - Fax 0141 221 6349

Offices at 190 St Vincent Street, Glasgow G2 5SP and 1 Alexandra Avenue, Lenzie G66 6BE