



**SOLICITORS & ESTATE AGENTS**



**Lower Conversion**  
**“Lynwood”, 38 Middlemuir Road, Lenzie, Kirkintilloch, Glasgow G66 4NA**  
**Offers Over £495,000**



## VIEWING

By appointment with MSM Solicitors & Estate Agents,  
Tel: 0141 339 5252. Fax: 0141 339 4617.

## Description

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Set within a substantial former detached villa, Lynwood is an impressive main door lower conversion offering generous and highly versatile accommodation, all on the ground floor. This unique home blends traditional character with flexible modern living, making it ideally suited to a wide range of buyers including families, downsizers or those seeking adaptable work from home space.

The property is entered via a welcoming entrance vestibule leading into a broad reception hallway, setting the tone for the scale and flow of the accommodation throughout. The principal living room is a bright and inviting space, enhanced by a charming traditional gas fireplace, creating a warm focal point for relaxing or entertaining. A well proportioned breakfasting kitchen provides excellent workspace and storage, with direct access to a rear utility/vestibule for added convenience.

Further living space is provided by a comfortable family room, again featuring a traditional style gas fireplace, alongside a separate sitting room which offers flexibility and leads through to a third bedroom, ideal as a guest suite, home office or private retreat. There are three well sized bedrooms in total, complemented by both a family bathroom and a separate shower room, enhancing practicality for modern family life.

Externally, the property enjoys beautifully maintained private garden grounds, thoughtfully landscaped with areas of lawn and patio, perfect for outdoor dining and entertaining. The gardens are bordered by mature hedging and stone walls, providing a high degree of privacy, while a number of established trees add to the peaceful, leafy setting. A large driveway to the front offers ample off-street parking for multiple vehicles and leads to an attached double garage, providing excellent storage or workshop potential.

Lenzie is a highly sought-after residential area, well regarded for its excellent schooling, local amenities and strong transport links. Nearby Kirkintilloch offers a wide range of shops, cafes and leisure facilities, while Lenzie Train Station provides convenient access to Glasgow City Centre, making this an ideal location for commuters. The surrounding area also benefits from scenic walks, parks and golf courses, adding to the appeal of this desirable setting.

Early viewing is strongly recommended to fully appreciate the space, character and versatility that this distinctive home has to offer.

## EPC Rating

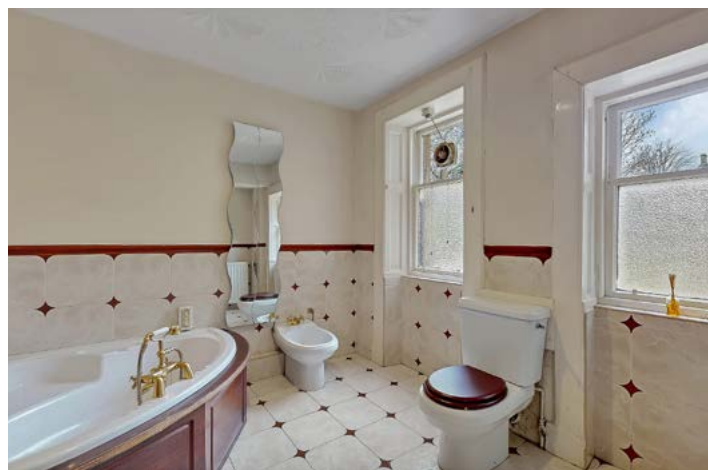
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## Measurements

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<b>HALLWAY</b>	<b>7'2" x 28'0" 2.18 m x 8.53 m</b>
<b>LOUNGE</b>	<b>16'5" x 22'11" 5.00 m x 6.99 m</b>
<b>DINING ROOM</b>	<b>14'9" x 15'3" 4.49 m x 4.64 m</b>
<b>DINING KITCHEN</b>	<b>14'1" x 18'3" 4.30 m x 5.57 m</b>
<b>UTILITY ROOM</b>	<b>12'4" x 5'7" 3.76 m x 1.70 m</b>
<b>SITTING ROOM</b>	<b>13'9" x 13'11" 4.19 m x 4.24 m</b>
<b>BEDROOM 1</b>	<b>12'6" x 19'11" 3.80 m x 6.07 m</b>
<b>EN-SUITE</b>	<b>8'0" x 6'3" 2.44 m x 1.90 m</b>
<b>BEDROOM 2</b>	<b>15'11" x 16'4" 4.85 m x 4.98 m</b>
<b>BEDROOM 3</b>	<b>17'5" x 12'6" 5.32 m x 3.80 m</b>
<b>BATHROOM</b>	<b>10'2" x 9'6" 3.10 m x 2.90 m</b>



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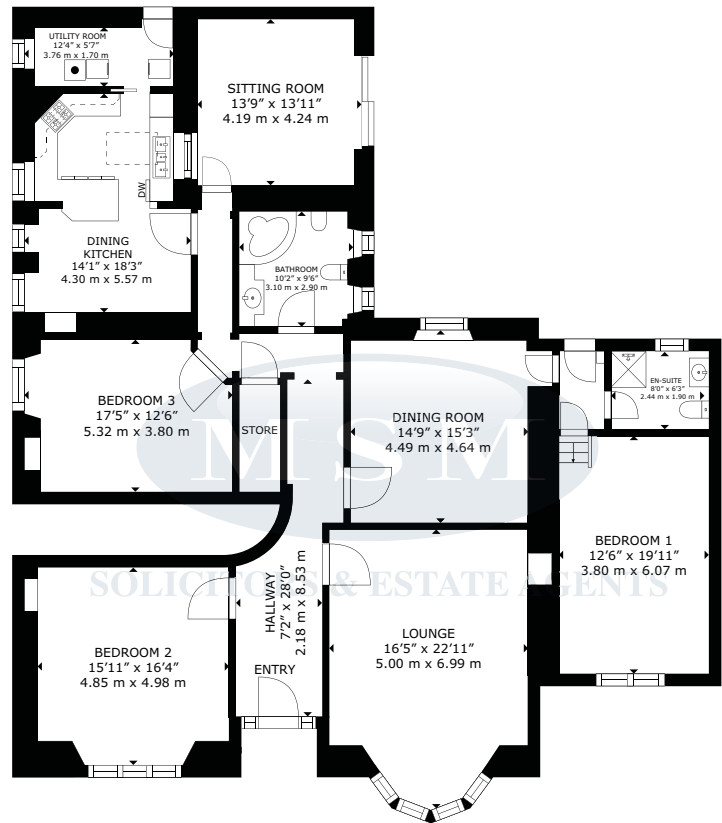
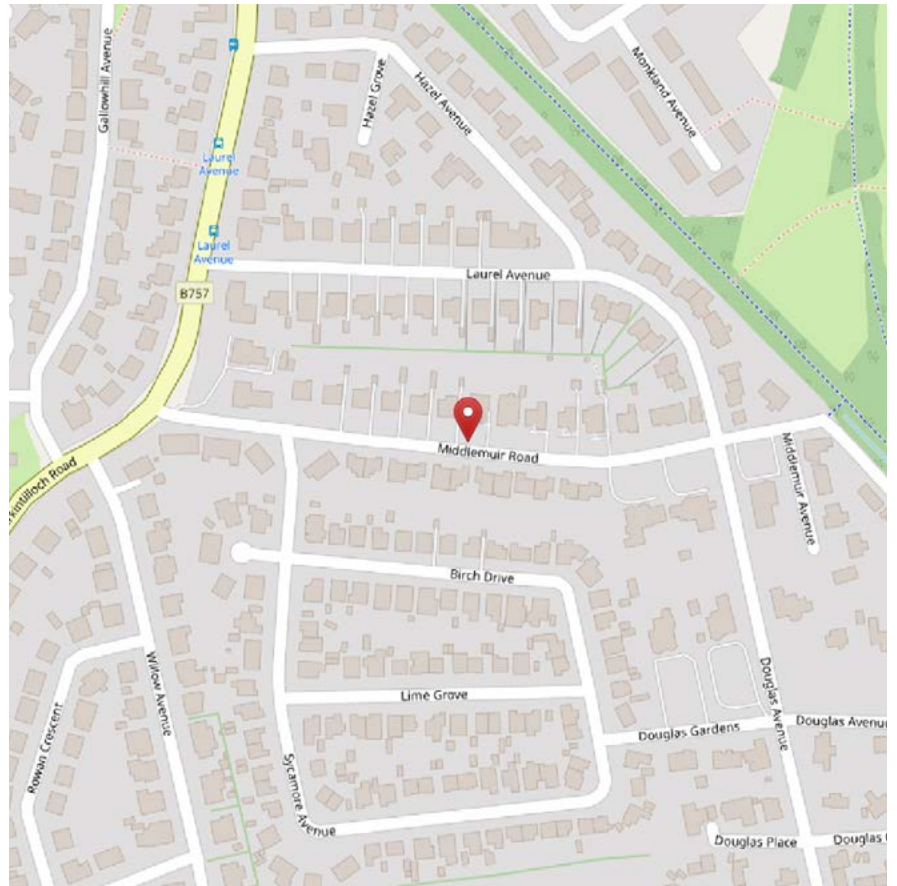
## Travel Directions

From MSM, 43 Crow Road, Glasgow G11 7SH, head west on Crow Road and continue straight onto Dumbarton Road (A814) towards the city centre. Follow signs for the M8 motorway and join the M8 eastbound, continuing for several miles before taking the exit for the M80 towards Stirling. Merge onto the M80 and continue for a short distance, then take the exit for the A806 towards Kirkintilloch/Lenzie. Follow the A806 through Kirkintilloch, continuing along Initiative Road and then onto Glasgow Road. Proceed towards Lenzie and turn onto Middlemuir Road. Continue along Middlemuir Road where Lynwood, number 38, will be located on your left hand side.

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The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. All measurements quoted are approximate and are measured with a laser measuring device to the widest point. We confirm plumbing, electric and heating systems have not been tested.



GROSS INTERNAL AREA  
FLOOR PLAN : 2,421 sq. ft. , 225 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.  
Produced by Plushplans

Branches at: 51 Moss Street, Paisley PA1 1DR. Tel. 0141 889 6244 - 2 Bridgeton Cross, Bridgeton G40 1BW. Tel. 0141 554 8111 - 43 Crow Road, Partick G11 7SH. Tel. 0141 339 5252. The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested.

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