

# CODA

- ESTATES -



3 Glenwood Road, Lenzie,, Glasgow, G66 4DU

Offers Over £350,000

- 4 Bedroom Detached Property
- Contemporary family bathroom
- Modern Kitchen
- Popular Residential Location
- Close to all Local Amenities
- \*\*\*Stunning Family Home\*\*\*
- Master En Suite
- GCH, DG & Driveway
- Lenzie Academy Catchment
- EER - D

# 3 Glenwood Road, Glasgow G66 4DU

A truly stunning four-bedroom detached villa, situated within a highly sought-after residential pocket of Lenzie, this exceptional home has been fully renovated by the current owners to an exacting standard, offering luxurious and contemporary living throughout.



Council Tax Band: E



Upon entering, you are welcomed into a bright and elegant formal lounge, flooded with natural light, creating a warm and inviting atmosphere. The lounge flows seamlessly into a sophisticated dining area, enhanced by dual aspect windows. Perfect for both entertaining guests and relaxed family living.

To the rear, a striking modern galley kitchen boasts an abundance of worktop space alongside a range of high-quality floor and wall-mounted units, providing both style and practicality. The converted garage has been thoughtfully transformed into a generous double bedroom, completing the well-appointed ground floor accommodation.

A staircase leads to the upper level, where the impressive principal bedroom features bespoke storage and a luxurious en-suite shower room. There are two further well-proportioned bedrooms, along with a beautifully finished family bathroom, all presented to an exceptional standard.

Additional features include a partially floored loft, offering valuable storage space.

Externally, the property enjoys a private, self-contained rear garden, providing a tranquil setting ideal for alfresco dining and entertaining. To the front, a mono-blocked driveway offers convenient off-street parking.

Early viewing is highly recommended to fully appreciate the quality, style, and location of this outstanding family home.

**Schooling:** Catchment area for Lenzie Meadow Primary, Holy Family Primary, Lenzie Academy and St Ninians High School.

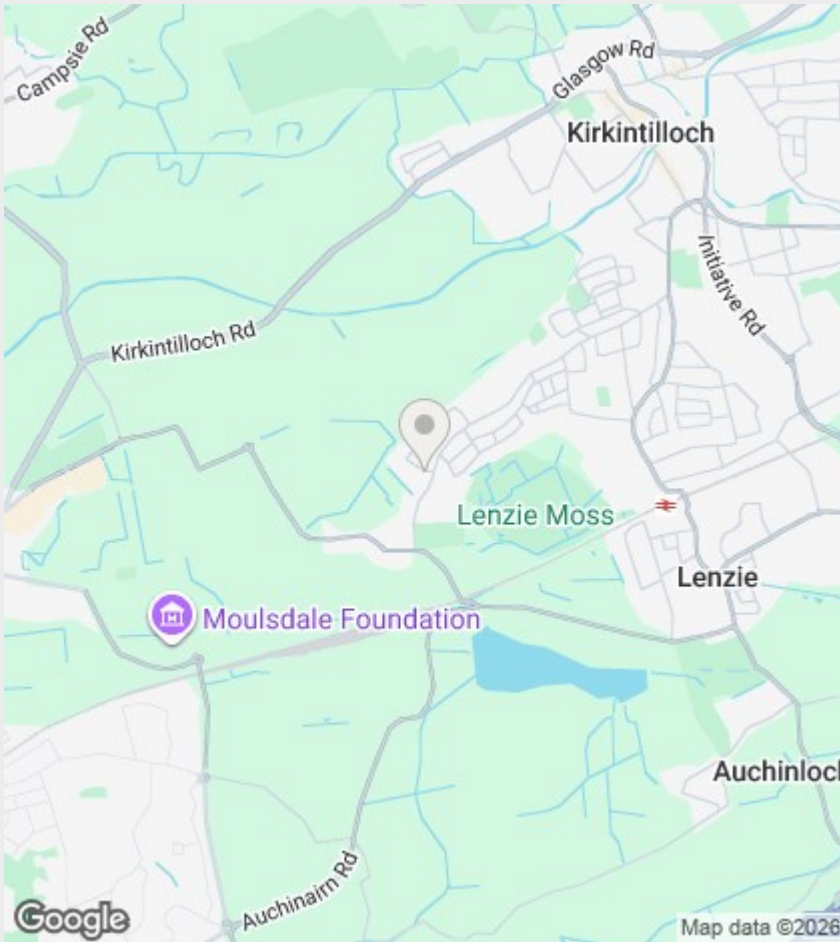
**Amenities:** The property is a just a short distance to local shops, Lenzie train station, well reputed local primary and secondary schooling, Lenzie Moss and the village cross. Lenzie also offers various leisure facilities including a golf course, tennis courts, bowling club and is a short walk to Kirkintilloch Leisure Centre. The property is perfectly positioned for all the local amenities.

**Transport Links:** Lenzie is conveniently placed within easy reach of Glasgow city centre and Edinburgh. Lenzie train station is within a twenty minute walk away which offers a regular line to Glasgow Queen Street in 9 minutes and Edinburgh Waverley in approximately 30 minutes. Just a short drive is the new link road leading to the M80 connecting to the main M8 motorway with links across central Scotland. There is also a regular bus route to Glasgow city centre and neighbouring villages.

Home Report Available on Request  
Viewings: Arranged by appointment, to confirm please call 0141 775 1050.







## Directions

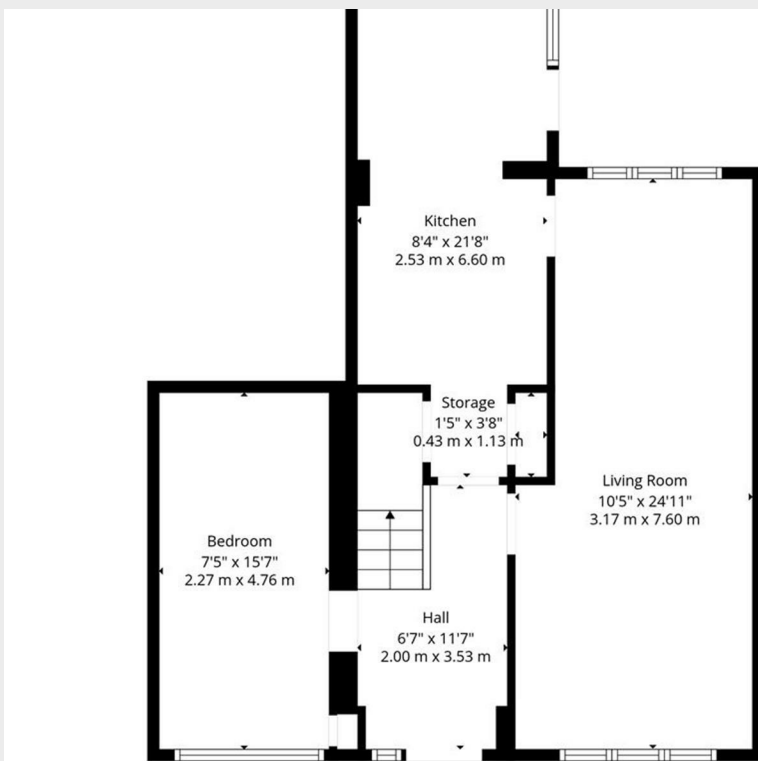
## Viewings

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

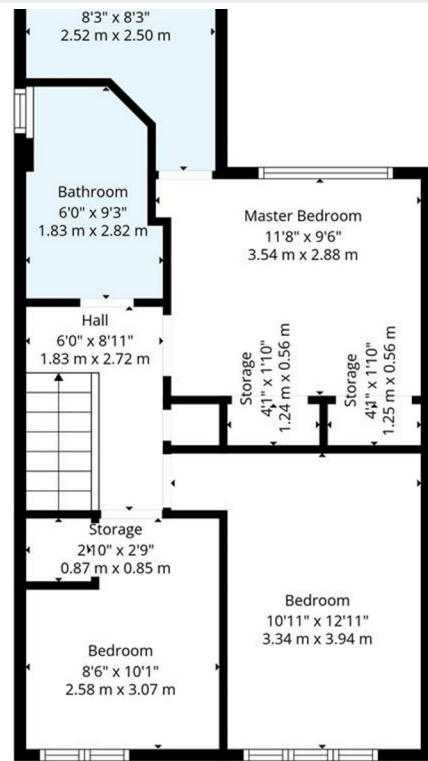
## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	



1st Floor



2nd Floor

**TOTAL: 1114 sq. ft, 104 m2**

1st floor: 634 sq. ft, 59 m2, 2nd floor: 480 sq. ft, 45 m2

EXCLUSIONS: GARAGE, STORES, SHEDS, PATIO, DRIVE, WALKWAY, 1114 sq. ft, 104 m2

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