CODA
-ESTATES-

12 Crosshill Road, Lenzie, Glasgow, G66 5DA

Offers Over £745,000

- Exquisite Detached Family Property
- 4 Luxurious Double Bedroom - One with Ensuite
- Utility Room & Downstairs w/c
- EER - D
- A Bespoke Specification Throughout
- Tasteful Dining Kitchen with Range Cooker
- Exceptional Elevated Plot with Manicured Garden Grounds & Double Garage
- 4 Magnificent Reception Areas
- Attractive Family Bathroom with Free Standing Bath & Separate Shower Cubicle
- Close to Local Amenities, Schooling £ Transportation Links

2-4 Heath Avenue, Lenzie, Glasgow, G66 4LG
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This substantial, detached character property has been presented and lovingly maintained by the current owner. The home is presented to an exceptional specification throughout, creating a wonderful family property. Early viewing will be imperative. Occupying a popular central address, accommodation comprises 4 generous double bedrooms (one on the ground level) , 4 reception rooms, stylish kitchen, an additional downstairs w/c and rear porch/utility area. For further details or to arrange a suitable viewing appointment. please do not hesitate to contact the office. EER - D.

4 2 4 D

Council Tax Band: G

Situated centrally within Lenzie this truly exceptional four bedroom, 4 reception room, detached property delivers an outstanding specification of family living throughout. Enhanced spectacularly with luxurious interiors, an enviable elevated plot position and tastefully finished to an exacting standard throughout, the property offers expansive accommodation perfectly tailored for modern lifestyles, oozing elegance and impressive proportions at every turn.

The home opens into a magnificent reception hallway, which allows access to all principle apartments. On the ground level you will find an envious and tranquil formal lounge, incorporating a focal gas fire and French doors leading externally. The more relaxed family room boasts a log burner and attractive bay window formation to the side. The substantial dining room, provides a magnificent room in which to host which in turn leads to the inviting west facing conservatory which has a bright and airy quality. The kitchen features an extensive range of premium cabinetry, quality integrated appliances, freestanding range cooker, generous workspace, and a striking contemporary finish. Off the kitchen utility area/rear porch giving access externally. The ground floor also benefits from a further reception room/bedroom 4, which offers flexibility to any successful buyer. Completing the downstairs is the very attractive cloakroom which has under gone a recent, stylish up-grade.

The impressive staircase leads majestically to the upper level where the sense of space and luxury continues. The magnificent principal suite offers a luxurious retreat, complete with a substantial build in storage and picture window to over looking the front garden. The remaining bedrooms are both, incredibly generous, with one offering ensuite shower facilities and both providing storage solutions. The main family bathroom comes complete with free standing bath tub and a separate walk in shower cubicle. The loft space is accessed from the upper landing.
It should be noted that this property has been impeccably maintained by the current owner during ownership

Outside the current owner has created a colourful haven, boasting a wide variety of plants, bushes, shrubs and trees, a delight for any avid gardener. There are a number of patio/sitting areas located at various positions within the garden, enjoying the natural sunlight at various times of the day. The garden provides a tranquil environment for relaxing and/or entertaining, creating an idyllic space for pets/young children to enjoy safely. The manicured gardens to the front are edged by the extensive sweeping driveway providing incredible off street parking and the detached garage to rear provides various opportunities for any successful buyer subject to planning constraints.

Combining an unique internal design with outstanding family functionality, this remarkable home represents one of Lenzies finest modern offerings. Early viewing is strongly advised to fully appreciate the quality, scale, and lifestyle on offer.

Agents Opinion - " A home which is a true credit to the current owner, tastefully finished and presented throughout which will be sure to attract a high level of interest within the Lenzie housing market"

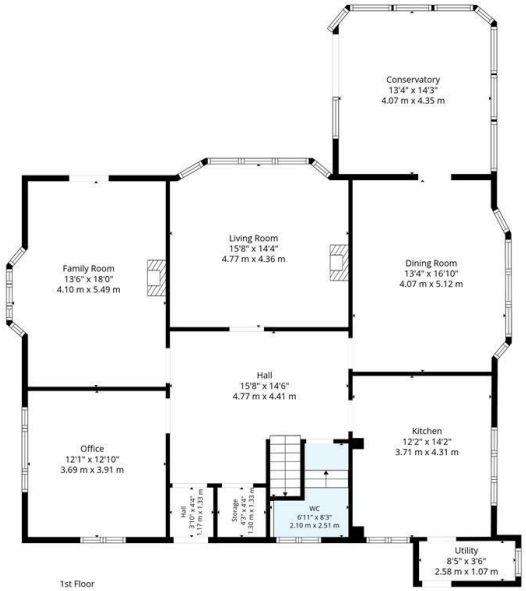
Schooling
Crosshill Road is situated a short walk from the highly reputable Lenzie Meadow Primary School. The property also lies within the catchment area of Holy Family Primary School, Lenzie Academy and St. Ninians High School.

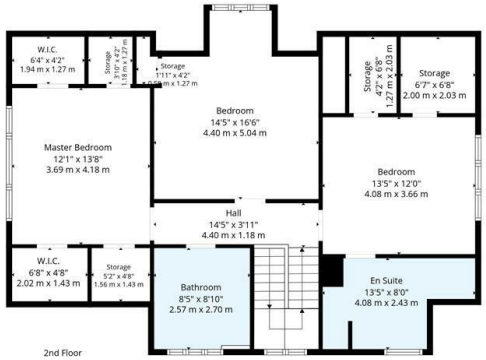
Location
Crosshill Road occupy's a convenient position close to the village centre. The property is perfect for those looking to reside within close proximity of good schools and local amenities Lenzie is ideally situated for commuting to and

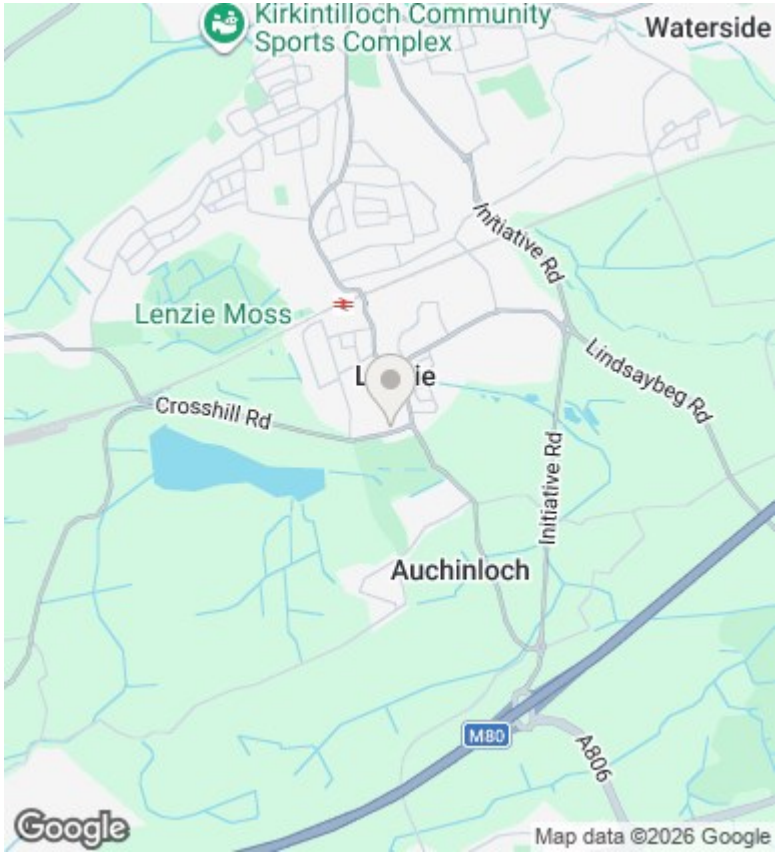
from Glasgow and Edinburgh. Lenzie train station provides a service to and from Glasgow Queen Street and Edinburgh Waverley. The nearby M80 provides swift access into Glasgow city centre and motorways east and north. Lenzie hosts a range of shops, parish churches, restaurants, and a number of sporting venues which include Lenzie Rugby Club, Lenzie Tennis Club, Lenzie Bowling Club and Lenzie Golf Club.

Home Report Available on Request
EER - D
Viewings Strictly By Appointment

CODA Estates provide a free valuation service. If you are considering selling your own home, please telephone 0141 775 1050.







TOTAL: 2392 sq. ft, 222 m2
1st floor: 1479 sq. ft, 137 m2, 2nd floor: 913 sq. ft, 85 m2
EXCLUDED AREAS: UTILITY: 30 sq. ft, 3 m2, STORAGE: 142 sq. ft, 14 m2, WALLS: 176 sq. ft, 16 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

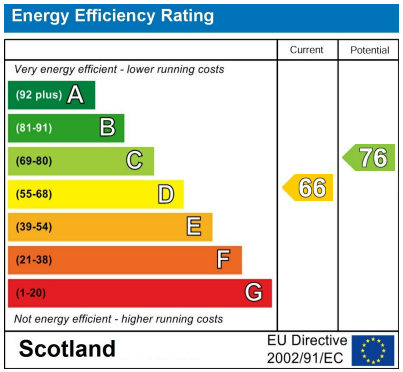
Directions

Viewings

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

Council Tax Band

G



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