

## 9 Craigenbay Crescent, Lenzie, Glasgow, G66 5JW

Offers Over £345,000

- Beautiful Family Home
- Impressive Entrance Hallway
- South Facing, Level Rear Garden
- EER - C
- Professionally Extended with Modern Garden Room
- Open Plan Lounge/Dining/Kitchen
- Driveway, Garage, Additional Garden to The Front
- 4 Bedrooms (Downstairs bedroom ensuite)
- Fully Electric with Energy Efficient Upgrades
- Lenzie Academy and Lenzie Meadow Primary School Catchment

# 9 Craigenbay Crescent, Glasgow G66 5JW

\*\*\* Closing Date Established 5th May @ 12 noon \*\*\* The current owners have created the most wonderful family home located in a delightful residential location close to all amenities. This generous, professionally extended semi-detached property has been well maintained and presented throughout, providing functionable family living over two levels. The home also boasts a most inviting climate-controlled garden room and integral garage with utility space and office area, making early viewing imperative. EER -C.



Council Tax Band: E



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The front door opens into the impressive hallway with stairs off to the upper landing and useful built-in storage. The lounge is a well-appointed room located to the front of the house with an attractive wood burning stove and mantel. Beyond the lounge at the rear of the property is a wonderful open plan dining kitchen with patio doors allowing access to the rear garden. The kitchen is well appointed with a range of stylish units, substantial storage and ample space for a large dining table and chairs.

From the entrance hallway there is a ground floor bedroom (Bed 4), with ensuite shower facilities. The hall also flows to the integral garage with a utilities area, including a sink and plumbing for washing machine, along with a useful office/workspace to the rear. The garage further benefits from a smart WiFi enabled electric garage door.

Upstairs; there are three generous proportioned bedrooms, a stylish bathroom with over bath shower, and additional storage cupboards.

Externally the property has attractive gardens to the front and a driveway for off street parking with an EV charge point. The south facing rear gardens have been thoughtfully planned, ideal for relaxing and/or entertaining. The garden is fully enclosed, creating an ideal outside environment for children and pets.

#### Room Dimensions:

Entrance Hallway - 3.81m x 1.95m

Lounge - 5.44m x 3.18m

Dining Kitchen - 5.44m x 3.64m

Bedroom 4 (Downstairs) - 3.45m x 2.74m

Ensuite Shower Room -

Master Bedroom - 3.81m x 2.88m

Bedroom 2 - 3.24m x 2.72m

Bedroom 3 - 2.63m x 2.38m

Bathroom - 1.87m x 1.64

Garage – 7.8m x 3.70m

Summer House - 3.9m x 2.8m

#### Further Selling Features:

- \* Fully Electric House with Air Source Heat Pump and EV Charging Point.
- \* Recently upgraded to a 3-phase power supply to support Air Source Heat Pump, EV Charge points and future Solar Pannels.
- \* Modernised with energy efficiency and sustainability in mind.
- \* Insulated, heated and cooled garden room with ethernet connectivity, creating a flexible space.
- \* Beautiful views of the Campsie Hills to the North.

#### Location:

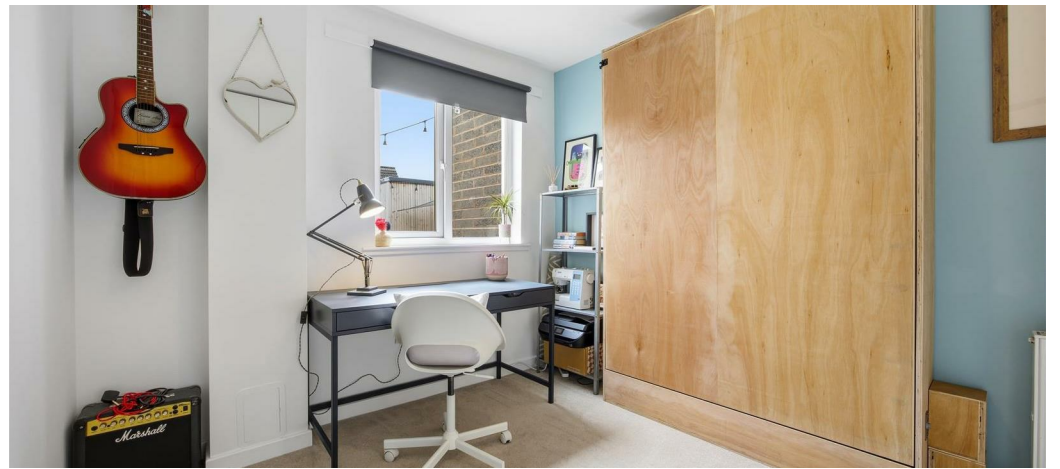
The property is conveniently placed for easy access to a host of local amenities which include schools at both primary and secondary levels. The school catchment area of this property is Lenzie Meadow Primary School and the prestigious Lenzie Academy. The property further benefits from nearby shops, a golf course and excellent public transport services including Lenzie train station. Kirkintilloch town centre is only a short distance away and offers a wider range of amenities including a leisure centre, supermarkets, a museum, a marina and host of popular bars and restaurants. In addition, there are excellent road links close by giving easy access to Glasgow City Centre and the Central Belt motorway network system.

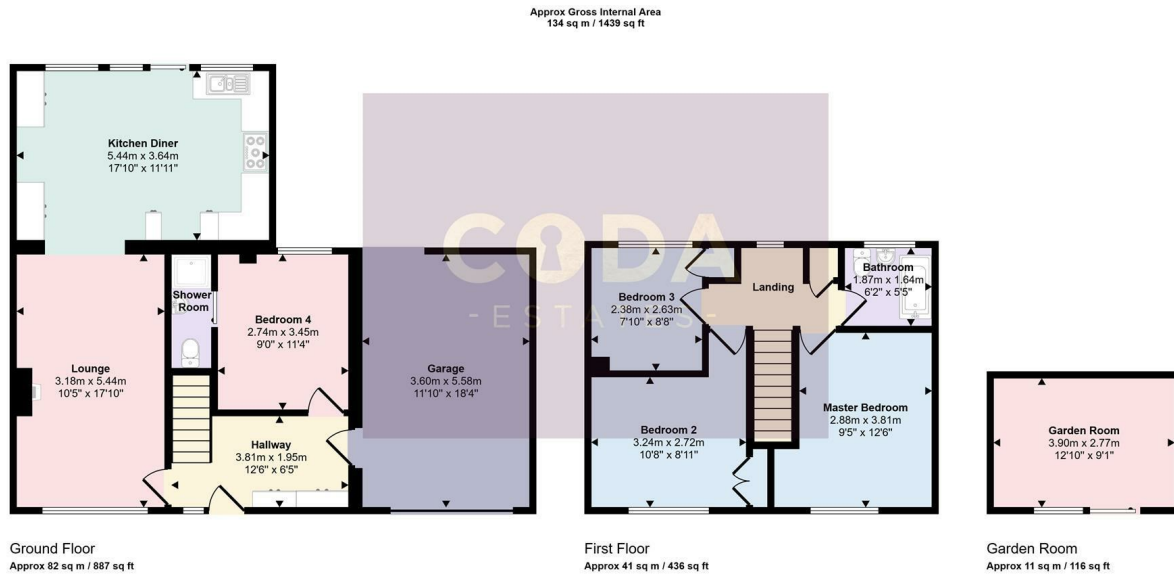
The Energy Performance rating on this property is C  
Home Report Available on Request  
Viewings Strictly By Appointment

All Offers To Be Submitted in Writing Via the Office.

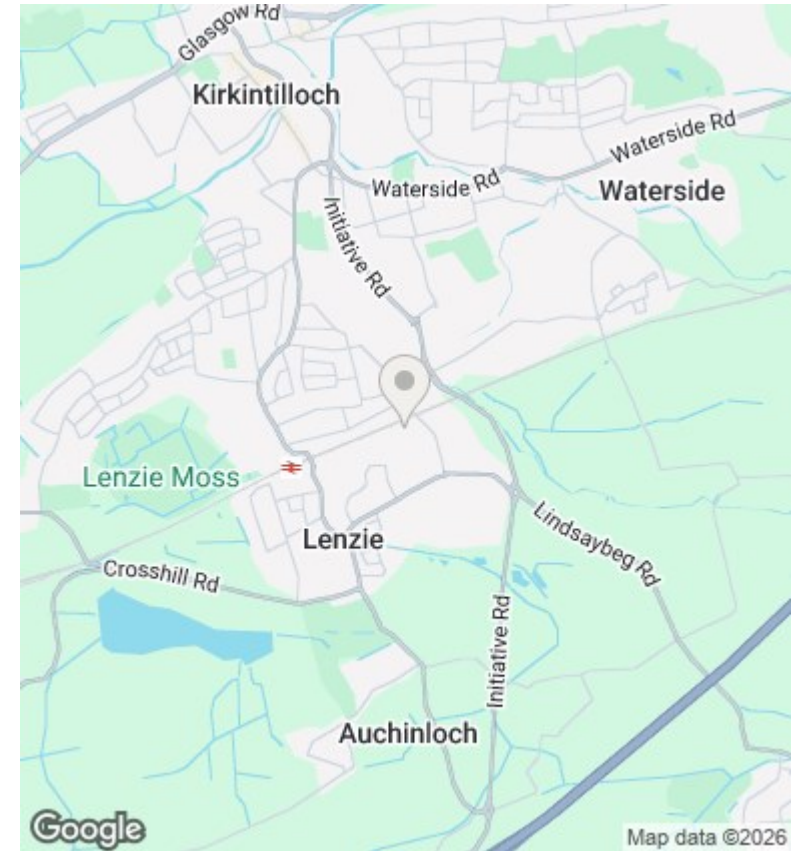
CODA Estates provides a free valuation service and have an extensive database of active buyers looking to purchase in the area. If you are considering selling your own home please telephone 01417751050







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.



## Directions

## Viewings

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

## Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	EU Directive 2002/91/EC	