



Hillcrest, 13 Crosshill Road, Lenzie, Glasgow, G66 5DA

Offers Over £785,000

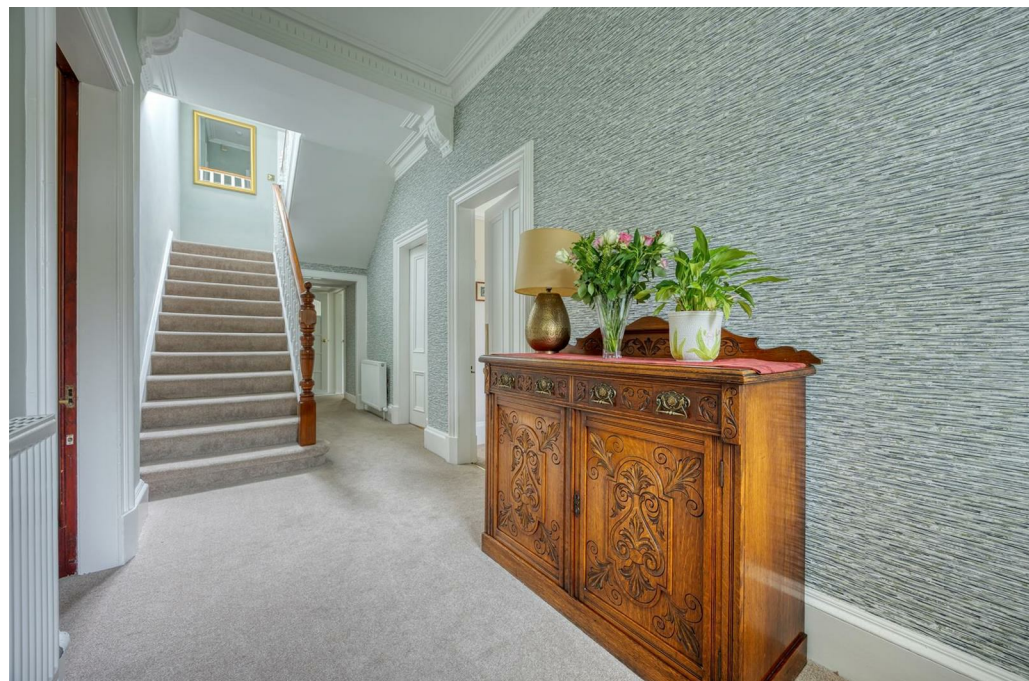
- Charming Detached Period Property with Attractive Traditional Features
- 4 Generous Double Bedrooms
- Large Garage with Electric Door & EV charging point
- EER - D
- Well Presented & Maintained Throughout
- Dining Kitchen with Utility & Rear Porch Off
- Private, Mature, Well Tended & Stocked Garden Ground
- 4 Reception Rooms
- Family Bathroom, Downstairs w/c and Upstairs Shower Room
- Close To All Local Amenities & Transportation Links

13 Crosshill Road, Glasgow G66 5DA

This substantial, detached character property has been professionally extended and lovingly maintained by the current owners. The home is presented to a high specification throughout, creating a wonderful family property, early viewing will be imperative. Occupying a popular central address, accommodation comprises 4 generous double bedrooms, 4 reception rooms, dining kitchen, an additional downstairs w/c, utility room and rear porch. For further details or to arrange a suitable viewing appointment. please do not hesitate to contact the office. EER - D.



Council Tax Band: G



This is a unique opportunity to acquire an attractive Victorian detached villa within close proximity to Lenzie Cross. This property, which has remained in the same family for 28 years, provides exceptional accommodation allowing any buyer the flexibility to reconfigure to suit individual family requirements. The property affords the potential to extend/develop, subject to local authority planning constraints.

Many period features have been preserved, including decorative cornicing, internal doors, stained glass window, fireplaces and surrounds.

Currently, accommodation comprises storm porch; elegant reception hallway with the sweeping staircase leading to the upper levels; two spacious reception rooms to the front, with one of the rooms being opened up to flow naturally into the formal dining room with the most impressive floor to ceiling contemporary window feature. The large dining kitchen is a real family hub, well appointed with ample base and wall mounted units, a number of integrated appliances and contrasting work surfaces. The useful rear porch and utility room are accessed from the kitchen. Completing the downstairs accommodation is the comfortable family room with home office area. This bright room benefits from beautiful views over the rear garden ground and patio doors lead externally. The downstairs cloakroom is accessed from the rear hall. There are original Victorian presses, in the majority of downstairs rooms.

On the upper level there are four generous double bedrooms and a useful shower room. The main house bathroom is also accessed from the half landing. Each bedroom is well proportioned with two overlooking the front of the property and two facing on the first fairway of Lenzie golf course to the rear.

The home is situated within a sizable plot which backs onto the golf course. The current owners have 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 and is fully enclosed, allowing pets/young children the ability to enjoy safely. The manicured gardens to the front are edged by the sweeping cobbled driveway providing off street parking for a number of vehicles, with EV charging point and substantial garage to the side.

Agents Opinion - " It is a pleasure to represent this charming property sale. A home which is a true credit to the current owners 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.

Room Dimension

Storm Porch

Entrance Hall

Formal Lounge - 5.20mx 4.05m

Lounge - 4.71m x 3.86m

Dining Room - 3.81m x 2.97m

Study - 2.72m x 2.38m

Snug/Family Room - 3.29m x 2.36m

Dining Kitchen - 3.85m x 3.36m

Utility Room - 2.53m x 2.18m

Boot Room/Rear Porch - 2.66m x 1.54m

w/c

Master Bedroom - 4.13m x 4.01m

Shower Room - 2.80m x 1.68m

Bedroom 2 - 4.06m x 3.95m

Bedroom 3 - 3.94m x 3.89m

Bedroom 4- 3.84m x 3.83m

Bathroom - 2.56m x 1.89m

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

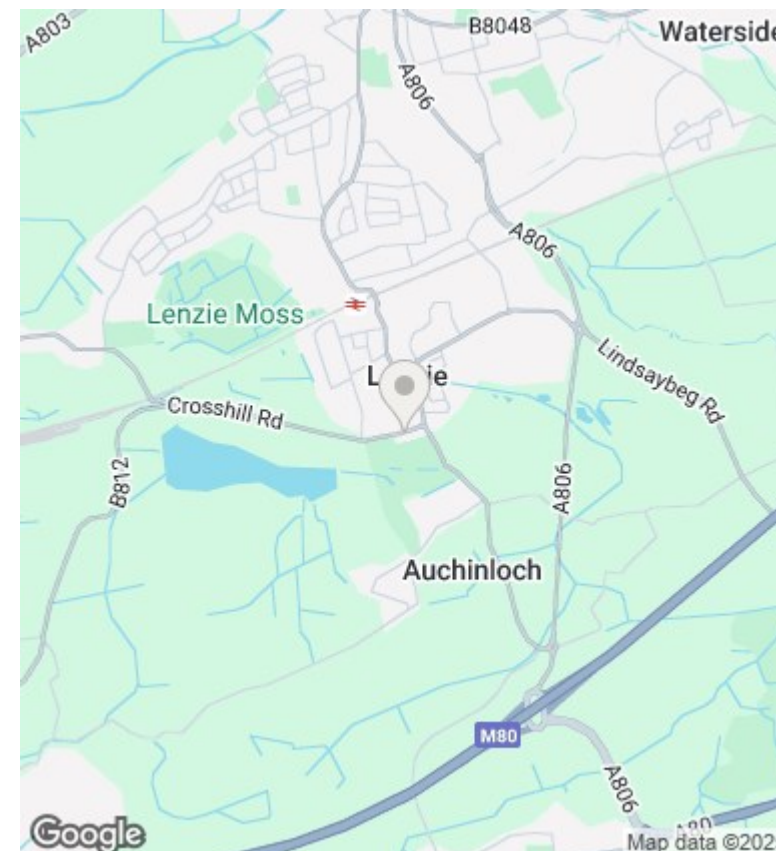
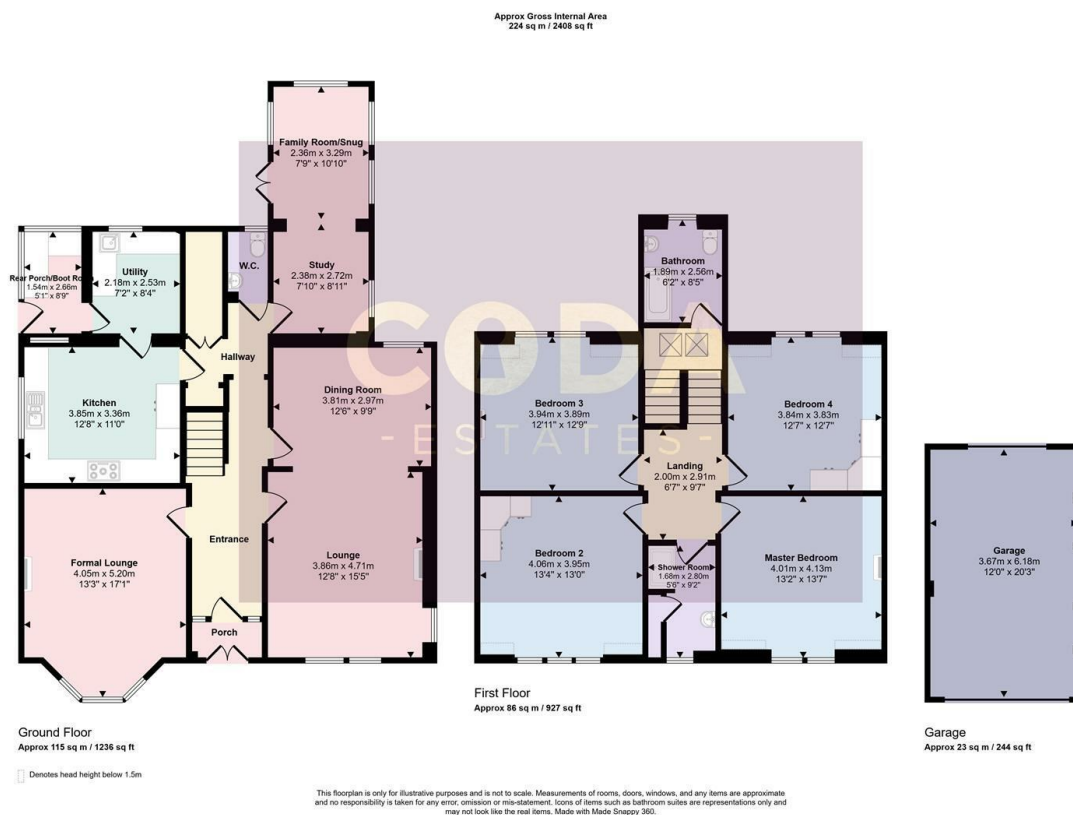
EER - D

Viewings Strictly By Appointment

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







Directions

Viewings

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

Council Tax Band

G

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