



22 Cyprian Drive, Lenzie, Glasgow, G66 5BJ

Offers Over £565,000

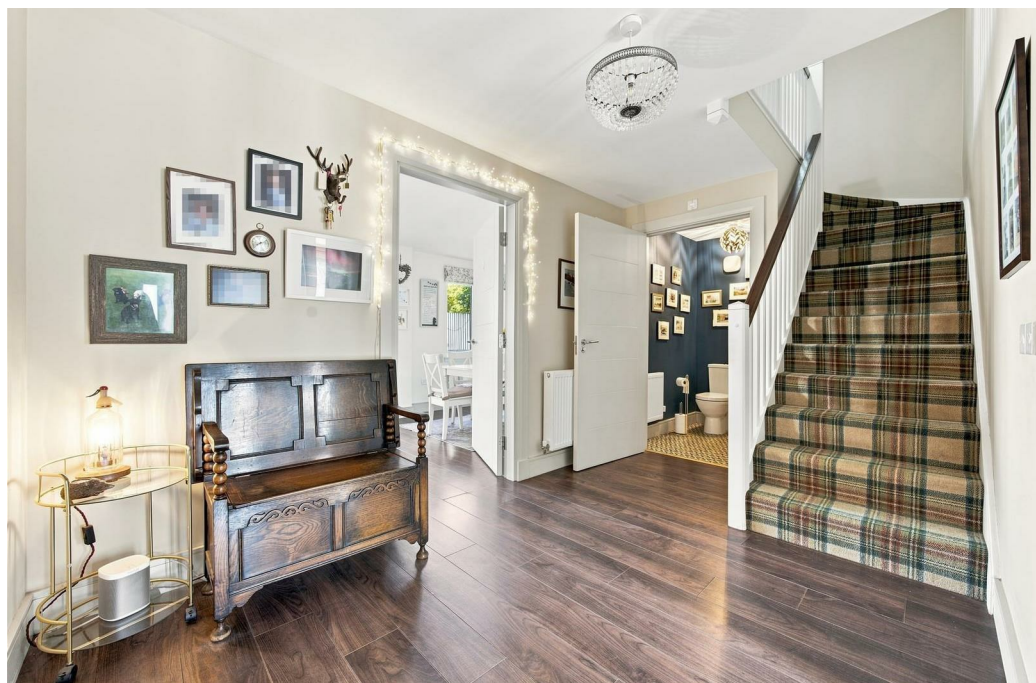
- *** Prestigious Robertson Home ***
- Inviting Reception Hallway
- 4 Bedrooms with Master Ensuite
- EER - B
- The Hutton with Garden Room 1776 sq ft
- Separate Formal Lounge with Wood Burning Stove
- Level Garden Plot, Driveway, EV Charger & Integral Garage
- Flexible Family Accommodation
- Stylish Open Plan Kitchen, Dining & Garden Room
- Close to All Local Amenities, Transportation Links and Reputable Schooling

22 Cyprian Drive, Glasgow G66 5BJ

"The Hutton, with Garden Room" enjoys an enviable location within the sought after 'The Meadows' development by Robertson Homes. This detached villa offers substantial contemporary accommodation ideally suited to family life. Properties of this specification and design are rare and early viewing will be essential. For further details or to arrange an appointment to view please contact the office on 01417751050. EER - B



Council Tax Band: G



"The Hutton with Garden Room" built by Robertson Homes ,is a substantial family home, epitomising contemporary living. Meticulous planning, considerable imagination and acute attention to detail have created a most distinguished home within this prestigious area of Lenzie. Spacious accommodation over 2 levels offers flexibility to individual family requirements

The front door opens into a welcoming reception hallway with stairs off to the upper levels. The lounge is a suitably grand apartment with ample proportions and a large picture window to the front and elegant wood-burner. The rear of the property boasts an enviable open plan living space craved by so many growing families. At one end is a stylish fitted kitchen with a range of integrated quality appliances by Siemens. A breakfast bar divides the kitchen area from the dining area, the dining area is large enough for family gatherings and host dinner parties. A garden room is open plan to the dining room and has a spectacular floor to ceiling window extending up to the peak of the vaulted ceiling. There are patio doors from the garden room out to the rear garden plot. Back off the entrance hallway there is a useful W.C with Villeroy & Boch sanitary ware and Porcelanosa tiling (which is a feature in all the bath and shower rooms). The garage is integral to the house with a door leading from the hall. The garage also has an convenient utility area to the rear, essential for any busy family. This provides potential to any buyer to develop/convert into an additional reception room subject to planning restrictions. (Professional drawings are available from the seller)

On the first floor there are four bedrooms and a family bathroom. The largest bedroom on this level is spectacular master with in-built wardrobes and a well-appointed en-suite shower room. The second and third bedrooms are both double rooms. The fourth bedroom is an inviting single of enviable dimensions,

Externally, the property has a driveway to the front with EV charging point. The rear of the property offers a degree of privacy and has fully enclosed gardens,

ideal for children and pets. There is a large patio ideal for relaxing and/or entertaining, with the remainder laid with Astro-turf. The garden shed will also remain as part of any agreed sale

Schooling

Cyprian Drive lies within the catchment area for Lenzie Meadow, Holy Family and Lenzie Academy and St Ninians High School.

Room Dimensions

Entrance Hallway

Lounge - 5.01m x 3.58m

Kitchen/Dining - 7.85m x 2.83m

Garden Room - 3.71m x 3.28m

w/c -

First Floor

Master Bedroom - 5.12m x 4.30m

Ensuite 1 - 2.04m x 1.53m

Bedroom 2 - 3.60m x 2.51m

Bedroom 3 - 3.20m x 3.27m

Bedroom 4 - 3.03m x 2.46m

Bathroom - 2.94m x 1.94m

Location

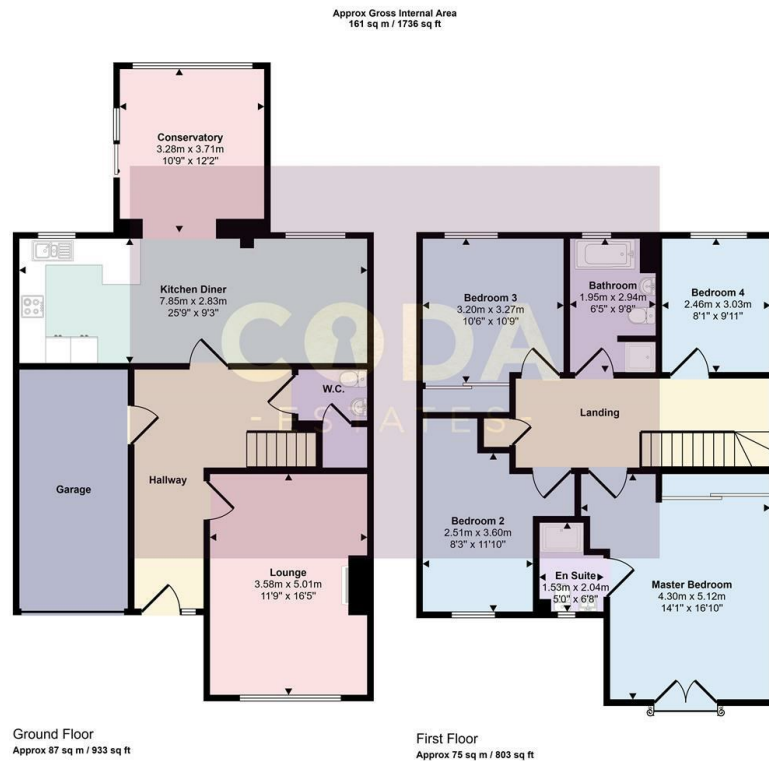
Cyprian Dive is a highly desirable location near to Lenzie cross. Lenzie has an excellent range of amenities including local shops and mainline Edinburgh-Glasgow railway station within walking distance. Glasgow City Centre can be reached via the Stepps motorway link in approximately ten to fifteen minutes. There are some excellent, well quoted Primary and Secondary Schools within the Lenzie area and a number of quality golf courses. The village also boasts a range of essential shops, restaurants and services.

Home Report Available on Request
Viewings Strictly By Appointment
EER - B
Council Tax Band - G

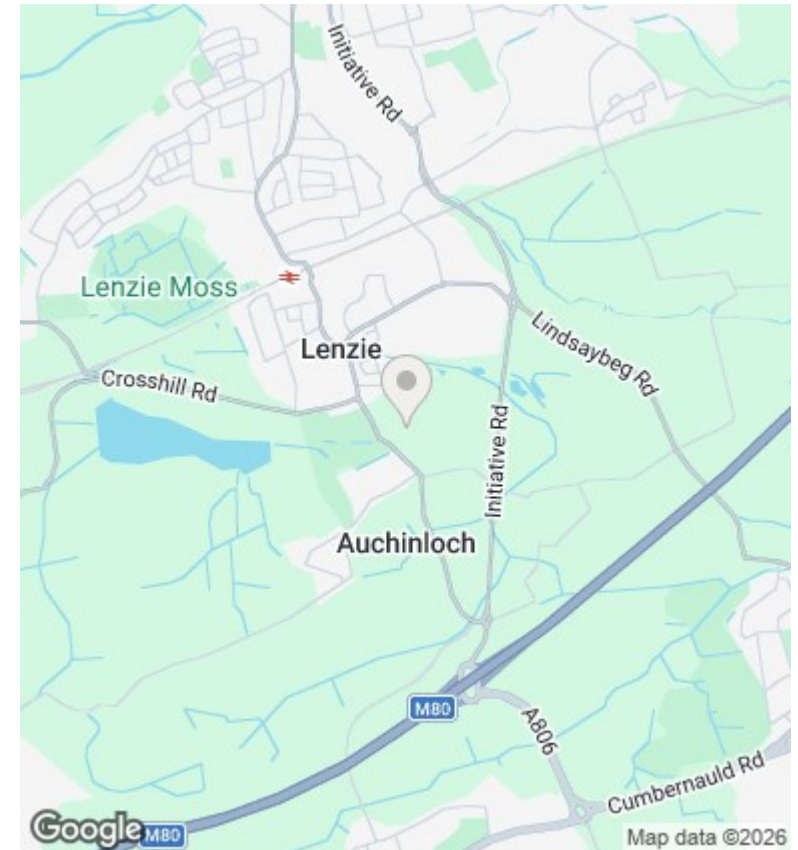
CODA Estates provide a free valuation service. If you are considering selling your own home please telephone 0141 775 1050.







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 Snappy 360.



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	82	85
(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	