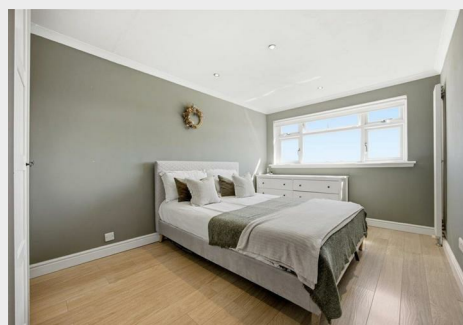




34 Newton Road, Lenzie, Glasgow, G66 5LS

Offers Over £335,000

- Beautifully extended and comprehensively upgraded throughout
- Spacious detached family home in prime Lenzie location
- Practical utility room and convenient ground floor WC
- Private enclosed rear garden, ideal for families and outdoor entertaining
- Within easy reach of highly regarded schooling, Lenzie Railway Station and excellent local amenities
- Finished to an exceptional standard with stylish contemporary interiors
- Elegant lounge, separate dining room and modern fitted kitchen with garden access
- Three well-proportioned bedrooms and a luxurious four-piece family bathroom
- Driveway providing valuable off-street parking
- Energy efficiency rating -D

34 Newton Road, Glasgow G66 5LS

**** Unexpectedly Available Again**** An exceptional three-bedroom detached villa, beautifully extended and extensively renovated to create a stylish walk-in family home, ideally located within one of Lenzie's most desirable addresses, close to highly regarded schooling, Lenzie Railway Station and a wide range of local amenities.

 3  1  2  D

Council Tax Band: E



Beautifully extended and extensively renovated by the current owners, this exceptional three-bedroom detached villa offers spacious, contemporary family accommodation in one of Lenzie's most sought-after residential locations. Finished to an impressive standard throughout, the property is presented in true walk-in condition and enjoys a superb position close to highly regarded schooling, excellent transport links and a wide range of local amenities.

The accommodation extends to approximately 98 sq m (1,055 sq ft) and begins with a welcoming reception hallway leading to a bright and spacious front-facing lounge. To the rear, the property has been extended to create a superb dining room, providing an excellent space for both everyday family life and entertaining. The contemporary fitted kitchen is finished to a high standard with an excellent range of wall and base units, quality integrated appliances and generous worktop space, while offering direct access to the private rear garden. A separate utility room and convenient ground floor WC add further practicality to this impressive family home.

Upstairs, there are three well-proportioned bedrooms, including an impressive principal bedroom, a further spacious double bedroom and a versatile third bedroom, ideal as a nursery, home office or child's bedroom. Completing the accommodation is a beautifully appointed four-piece family bathroom featuring a luxurious freestanding bath, separate shower cubicle, wash hand basin and WC.

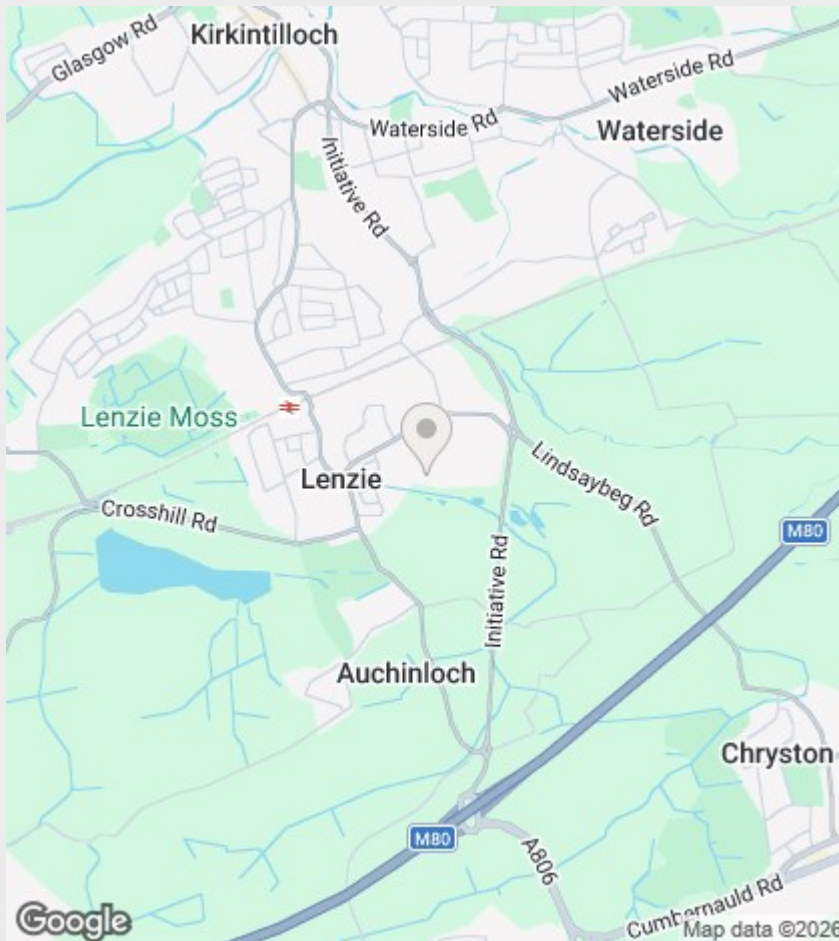
The property further benefits from gas central heating, double glazing and stylish décor throughout, creating a home ready for immediate occupation.

Externally, the property enjoys low-maintenance private gardens to the rear whilst a mono-blocked private driveway complete with EV charger, can be found at the front. The enclosed rear garden provides a safe and private environment for children and pets, together with an ideal space for outdoor dining and entertaining.

Newton Road is one of Lenzie's most desirable residential addresses, ideally placed for access to the area's renowned primary and secondary schooling, making it particularly attractive to families. Lenzie Railway Station provides regular services to Glasgow and Edinburgh, while excellent road links offer easy

access to the Central Belt motorway network.

Lenzie itself offers a superb range of local amenities including independent shops, cafés, restaurants, supermarkets, healthcare facilities and leisure amenities. Outdoor enthusiasts are well served by nearby parks, golf courses and scenic walking routes, while Glasgow City Centre is only a short commute away.



Directions

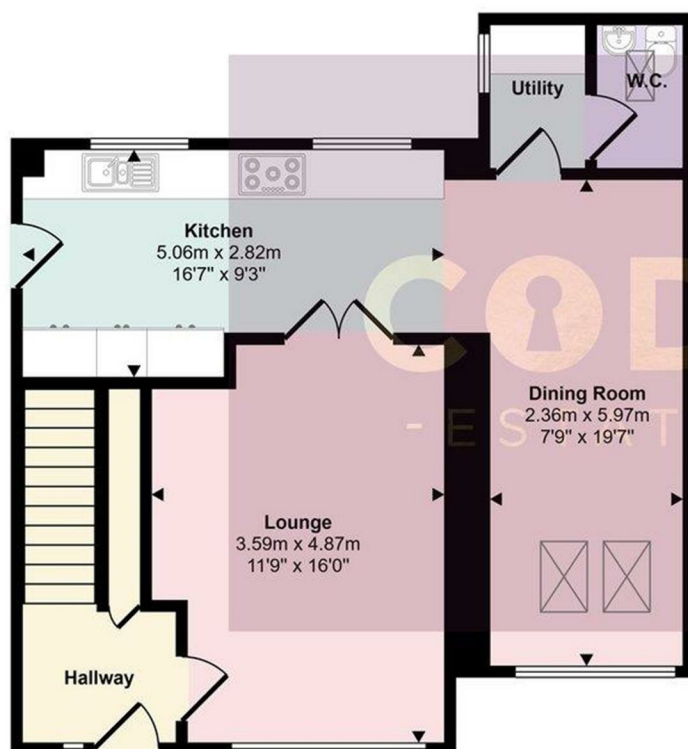
Viewings

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

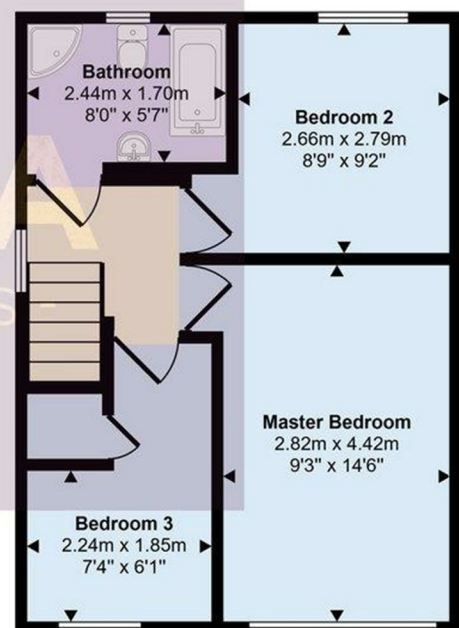
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC



Ground Floor
Approx 60 sq m / 641 sq ft



First Floor
Approx 38 sq m / 414 sq ft