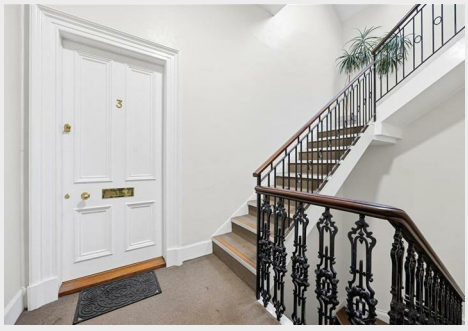
CODA
-ESTATES-









Flat 1/1, 3 Victoria Road, Lenzie, G66 5AW

Offers Over £220,000

- Elegant and seldom available first-floor apartment.
- Situated on Victoria Road
- Impressive front-facing lounge enjoying an abundance of natural light.
- Off-street parking with allocated residents' and visitor parking spaces.
- Early viewing is strongly recommended.
- Set within a magnificent blonde sandstone Victorian Villa.
- This residence combines period character with contemporary living.
- Master bedroom suite featuring a traditional bay window.
- Beautifully landscaped communal gardens maintained to an excellent standard.
- EER-C

2-4 Heath Avenue, Lenzie, Glasgow, G66 4LG
01417751050
enquiries@codaestates.co.uk
www.codaestates.co.uk

3 Victoria Road, G66 5AW

Situated within a magnificent blonde sandstone Victorian Villa, this elegant and seldom available first-floor apartment offers substantial accommodation within one of Lenzie's most prestigious and sought-after addresses. Beautifully converted from a traditional Victorian residence, the property combines charming period character with contemporary modern living. Ideally positioned within close proximity to Lenzie train station and the village's excellent range of amenities, this impressive home will undoubtedly appeal to a variety of discerning purchasers. Early viewing is strongly recommended.

1 1 1 C

Council Tax Band: D







Accessed via an attractive and well-maintained communal entrance and staircase, the apartment opens into a spacious and welcoming reception hallway, setting the tone for the generous accommodation throughout. The impressive front-facing lounge is particularly spacious and enjoys an abundance of natural light, with a feature fireplace providing an attractive focal point. The contemporary fitted kitchen is conveniently accessed directly from the lounge and offers an excellent range of floor and wall-mounted units, plentiful worktop space and integrated appliances. There is also ample room for dining, creating a versatile and sociable space for everyday living and entertaining.

The substantial master bedroom is a particularly attractive feature of the property, boasting a traditional bay window which enhances the character of the room while allowing natural light to flood the space. Bespoke built-in wardrobe storage provides excellent practicality without compromising on floor space. Completing the internal accommodation is a generously proportioned and luxurious modern shower suite, finished with a contemporary suite and stylish vanity unit.

Externally, the property benefits from off-street parking, with allocated residents' spaces together with additional visitor parking. The building is professionally factored, while the beautifully landscaped communal gardens are maintained to an exceptional standard, further enhancing the appeal of this impressive development.

Combining elegant Victorian architecture, generous proportions and a highly desirable location, this is a rare opportunity to acquire a distinctive apartment within one of Lenzie's most prestigious residential addresses.

Victoria Road is widely regarded as one of Lenzie's most prestigious and sought-after addresses, ideally positioned just minutes from the train station and village amenities. Lenzie offers an excellent selection of everyday conveniences, including a dentist, optician, hairdressers, Co-op supermarket, alongside an award-winning delicatessen and a variety of popular restaurants. For those with an active lifestyle, the village boasts an excellent range of leisure facilities, including tennis, golf and rugby clubs, while the main Kirkintilloch Leisure Centre is also just a few minutes away.

Lenzie is exceptionally well placed for commuting, with convenient access to both Glasgow city centre and Edinburgh. Lenzie train station provides a regular service to Glasgow Queen Street, with journey times of approximately nine minutes, while Edinburgh can be reached in around 40 minutes. The nearby link road provides straightforward access to the M80 and onward connections to the M8 motorway network, linking to destinations throughout central Scotland. Regular bus services also operate to Glasgow city centre and neighbouring villages.

Viewings are strictly by appointment and early interest is strongly recommended.









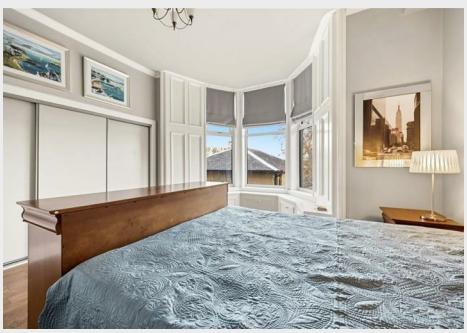




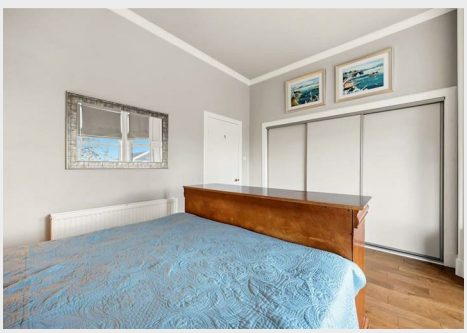


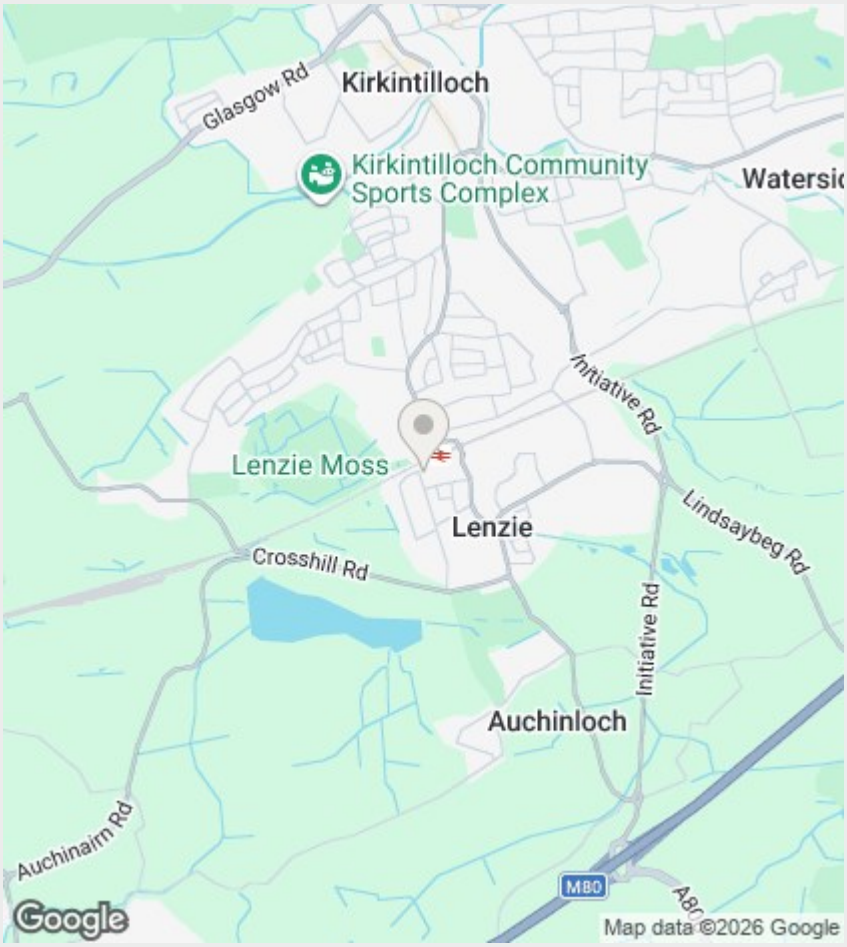












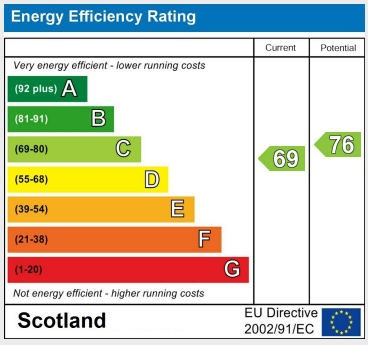
Directions

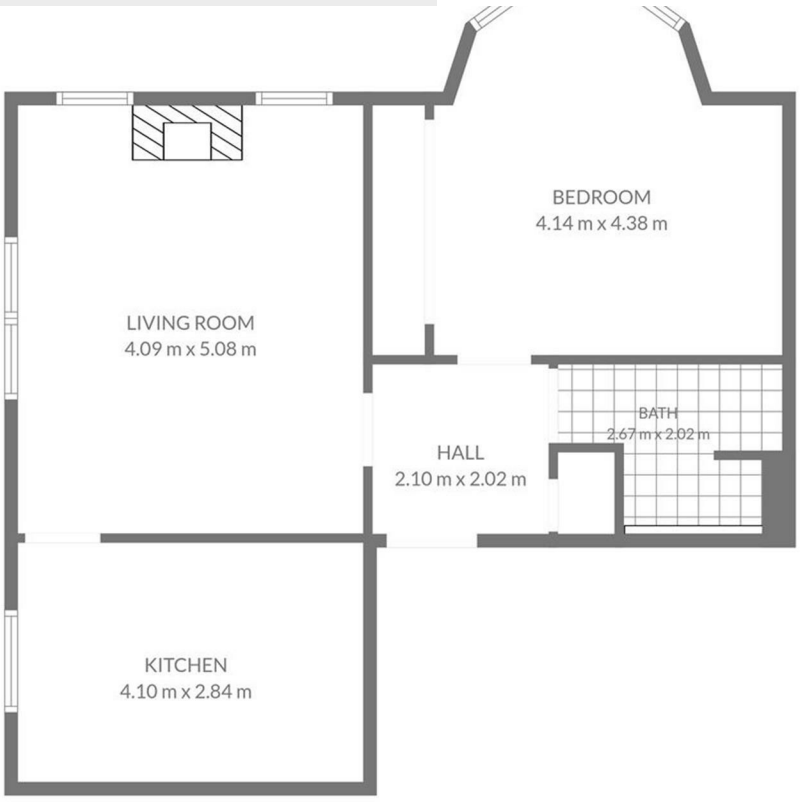
Viewings

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

EPC Rating:

C





TOTAL: 61 m2
Ground floor: 61 m2

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