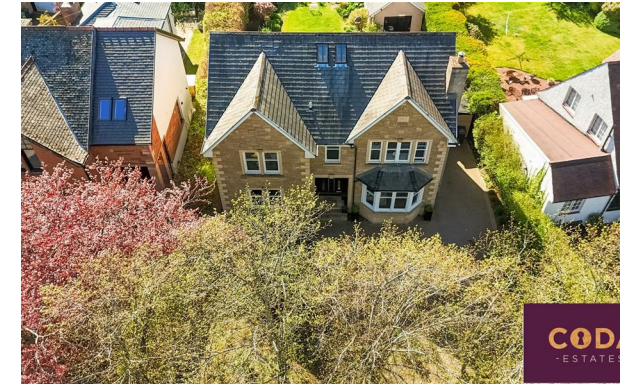




56 Victoria Road, Lenzie, Glasgow, G66 5AP

Fixed Asking Price £885,000

- Prestigious Lenzie Address
- 4/5 Bedrooms - Master with Ensuite & Walk-in Wardrobes
- Exquisite House Bathroom & Attractive Downstairs w/c
- EER - C
- Stylish & Elegant Family Home
- Flexible Open Plan Family Accommodation
- Private, Mature Gardens with Detached Outbuilding (Gym)
- Renovated to an Exceptional Specification Throughout
- Bespoke Kitchen with Quality Appliances and Utility Room Off
- Close To All Local Amenities, Transportation Links and Schooling

56 Victoria Road, Glasgow G66 5AP

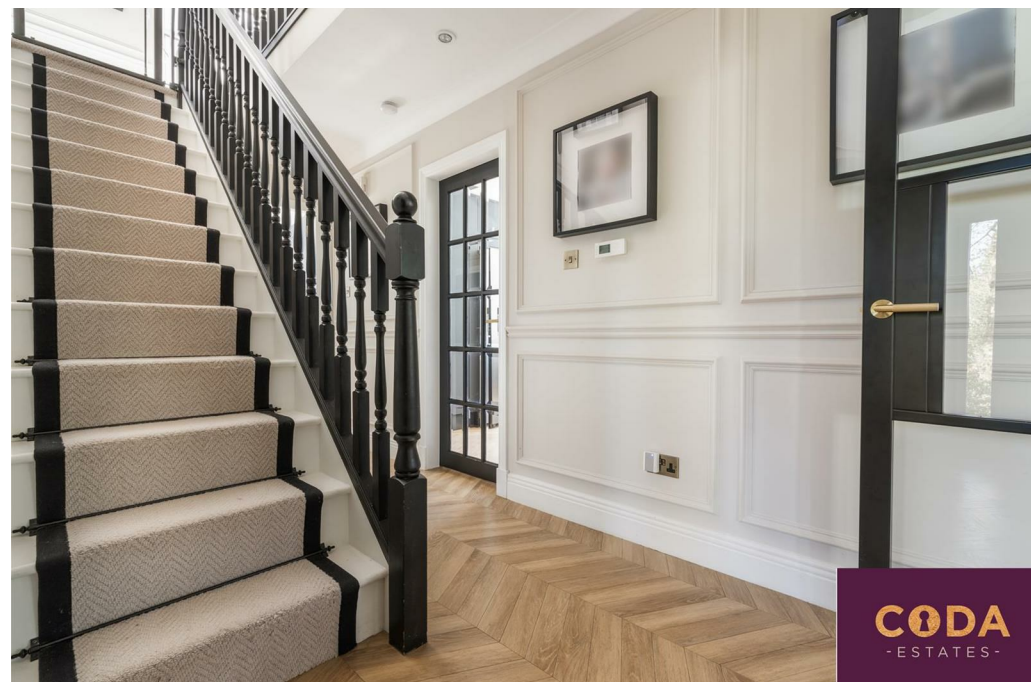
**** Fixed Price ! ***** Seldom available, this is an exciting opportunity to acquire a most inviting, tasteful family home, situated within the most prestigious Lenzie address. This property will appeal to those looking to acquire a most idyllic family home within this incredible location.

The owners have developed, finished and maintained the property to an incredible specification throughout, incorporating a very modern and contemporary vibe, suit to the modern family.

Early viewing will be imperative to avoid disappointment. EER - C



Council Tax Band: G



This distinctive detached property occupies a desirable and mature plot, nestling within a most pleasant setting and delightful environment. Victoria Road is arguably one of Lenzie's most prestigious and established conservation areas, with early viewing suggested.

The attractive external façade belies the modern design and age of this generously proportioned family home, which offers a flexible and adaptable internal layout. Providing four or five bedrooms, depending on requirements. The stunning open plan and split level lounge/dining area, flows naturally to the bespoke fitted kitchen, perfect for today's modern family.

The bright and flexible internal layout comprises: open entrance porch, welcoming reception hallway, cloakroom with w/c, through lounge split level to dining area with double doors to the rear garden. The lounge has a feature fire surround incorporating a gas, coal-effect fire. The stylish fitted kitchen is open plan from the dining area and includes a range of quality integrated appliances and a useful utility room off. There is also a family room, office or fifth bedroom, depending on requirements, completing the ground floor. On the first floor there is a spacious landing serving four further generous bedrooms, including the master bedroom with a walk-in wardrobe and an attractive ensuite shower room. There is also the salubrious house bathroom with free standing bath, walk in shower and vanity storage.

This superb family home has gas under floor central heating, PVC double glazed window frames (sash and case style to front elevation), , electric gates for security/privacy, spacious driveway and detached outbuilding (currently utilised as a home gym, however could be considered for a further family area, home office or hobby room)

The mature gardens are well stocked with an array of colourful shrubs, plants, trees and bushes that create a wonderful outdoor haven in which to relax and/or entertain. The rear garden is west facing, capturing the natural light throughout the entire day and the extensive plot is fully enclosed, perfect for young children and family pets.

Room Dimensions

Entrance Hallway

Formal Lounge - 5.15m x 4.77m

Dining Area - 6.57m x 4.30m

Kitchen - 5.30m x 3.73m

Family Room - 4.46m x 3.25m

Utility Room - 2.36m x 1.88m

w/c - 1.99m x 1.88m

Master Bedroom - 4.72m x 4.30m

Ensuite - 3.11m x 2.24m

Walk in Wardrobes - 2.93m x 1.78m

Guest Bedroom - 3.97m x 3.24m

Bedroom 3 - 3.47m x 3.33m

Bedroom 4 - 3.90m x 3.34m

House Bathroom - 3.34m x 2.10m

Schooling: Catchment area for Lenzie Meadow Primary, Holy Family Primary, Lenzie Academy and St Ninians High School.

Amenities: The property is just a short walk to local shops, Lenzie train station, well reputed local primary and secondary schooling and the village cross. Lenzie also offers various leisure facilities including a golf course, tennis courts, bowling club and is a short walk to Kirkintilloch Leisure Centre. The property is perfectly positioned for all the village amenities.

Transport Links: Lenzie is conveniently placed within easy reach of Glasgow city centre and Edinburgh. Lenzie train station is within a two minute walk away which offers a regular line to Glasgow Queen Street in 9 minutes and Edinburgh Waverley in approximately 30 minutes. Just a short drive is the new link road leading to the M80 connecting to the main M8 motorway with links across central Scotland. There is also a regular bus route to Glasgow city

centre and neighbouring villages.

Home Report Available on Request

EER - C

Viewings: Arranged by appointment

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

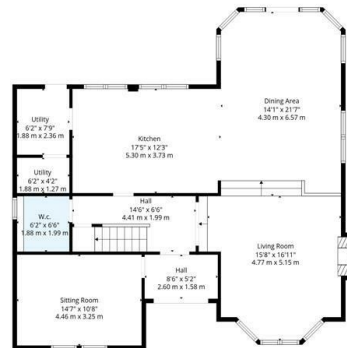
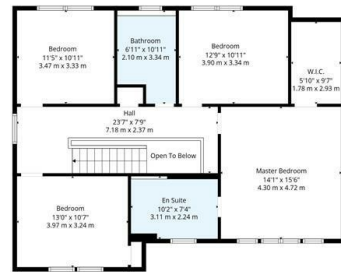


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TOTAL: 2170 sq. ft, 202 m²

1st floor: 1142 sq. ft, 106 m², 2nd floor: 1028 sq. ft, 96 m²

EXCLUDED AREAS: UTILITY: 48 sq. ft, 4 m², FIREPLACE: 7 sq. ft, 1 m², OPEN TO BELOW: 29 sq. ft, 3 m², WALLS: 145 sq. ft, 14 m²

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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	78	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		
EU Directive 2002/91/EC		