



Westerwood, 6 Myrtle Avenue, Lenzie, Glasgow, G66 4HP

Offers Over £910,000

- "Westerwood" - Built cc 1880's
- 4 Double Bedrooms - 2 with ensuite
- Attractive Kitchen with Quality Integrated Appliances
- Central Village Location - EER - D
- Professionally Extended Period Property
- 5 Reception Rooms plus Utility Room and Home Office
- Original Period Features with a Contemporary Twist
- Flexible Living Accommodation Over 3 Levels
- Stylish House Bathroom, Downstairs Shower Room & w/c
- Well Tended, Landscaped Gardens with Sweeping Driveway and Integral Double Garage

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* Westerwood * A wonderful opportunity to acquire this substantial period property built cc 1880 Located within a sought-after central address, this property will appeal to those looking to acquire a most idyllic family home. The owners have developed, finished and maintained the property to a tremendous specification throughout, incorporating many of the original period features with a stylish contemporary twist. Early viewing will be imperative to avoid disappointment. EER - D

 4  4  5  D

Council Tax Band: G



"Westerwood" (built cc 1880), is located centrally within a most delightful and generous private plot. This majestic home has been comprehensively upgraded and professionally extended, resulting in a fabulous family residence. The property provides an air of sophistication rarely found in luxury homes and embodies modern family living. The standard of specification throughout is credit to the sellers, exemplified by the addition of a new wing to the property which could be considered/re-configured to create a self contained "granny flat". This is a prestigious home, seldom available on the open market.

The internal layout comprises: entrance vestibule, grand reception hallway, spacious lounge with focal working wood/coal burning fireplace and surround, formal reception lounge with bay window formation and attractive working (wood/coal) fireplace and surround, the formal dining room also with decorative fireplace. The superb open plan living/dining/kitchen area is the real hub of the home, incorporating a selection of quality integrated appliances and contrasting worksurfaces. The large conservatory provides a large, bright, inviting space with French doors opening to the colourful rear gardens. This superb open plan space is fitted with a number of remote controlled, velux windows which allow the natural sun light to flood the substantial area. Completing the main body of the home downstairs is the tasteful shower room with thermostatic shower and vanity storage and the very useful utility room with door leading externally.

The elegant sweeping staircase leads to the half landing which serves the tranquil guest bedroom suite, with two Juliet balcony's and the stylish ensuite shower room. The upper landing affords itself to the magnificent master bedroom, with attractive ensuite shower facilities and ample fitted storage. There are two further double bedrooms, (one currently used as a family space) and the exquisite house bathroom with freestanding bath.

We are not finished yet. If we go back to the formal dining room on the ground floor the property has been cleverly developed to flow effortlessly to another wing. This area can be utilised to suit individual requirements, however at the moment the current owners have created a wonderful social space, incorporating a

large cinema room with stylish bar on the upper level and a home office and w/c on the ground level. There is a door leading to the integral double garage from the office.

This home is further enhanced with numerous, original period features, gas central heating and double glazed windows (decorative stained glass windows)

Externally the property is accessed via the sweeping driveway, which provides distance and creates privacy from the road. The property is set within impressive, well tended, mature garden grounds, providing the idyllic setting to relax and/or entertain, enjoying the natural sunlight throughout the entire day. The rear garden is fully enclosed making it suitable for children and family pets.

Room Dimensions

Grand Entrance Hallway - 8.73m x 2.13m

Formal Reception Room - 5.57m x 4.49m

Family Room - 4.50m x 3.97m

Formal Dining Room - 4.50m x 3.06m

Kitchen - 4.16m x 4.10m

Conservatory - 4.83m x 3.53m

Utility Room - 4.50m x 2.18m

Downstairs Shower Room - 2.41m x 1.98m

Home Office - 3.49m x 3.05m

w/c - 1.94m x 1.29m

Cinema Lounge/Bar Area - 8.75m x 5.30m

Master Bedroom - 4.44m x 3.47m

Ensuite - 3.11m x 2.86m

Guest Bedroom - 4.36m x 3.14m

Ensuite - 4.34m x 1.66m

Bedroom 3 - 4.08m x 4.05m

Bedroom 4 - 4.44m x 3.47m

Bathroom - 4.05m, 2.54m

Further Selling Features:

- * Underfloor gas central heating system is installed in the kitchen/conservatory/utility room
- * Original, working window shutters in all 3 downstairs public rooms
- * The garage is heated and features hot and cold running water

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

Amenities: The property is a 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

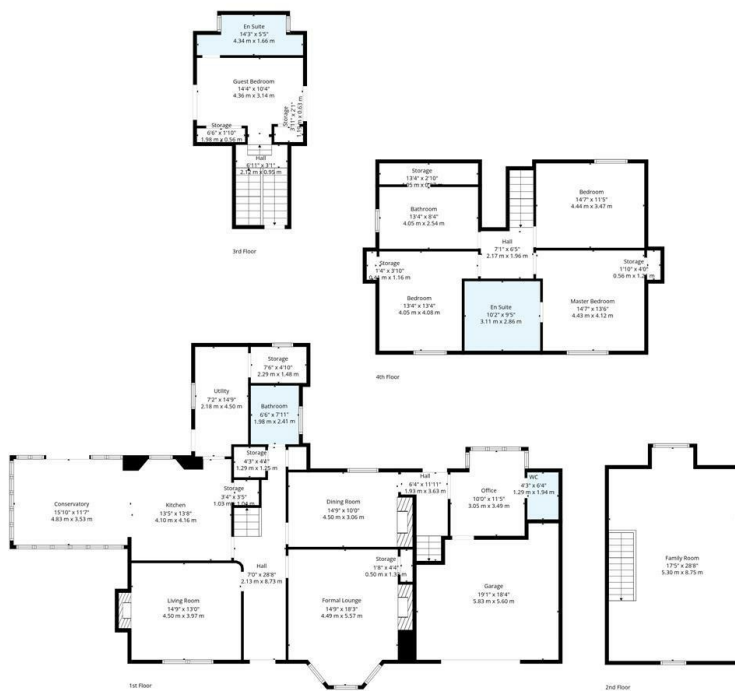
EER - D

Viewings: Arranged by appointment

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



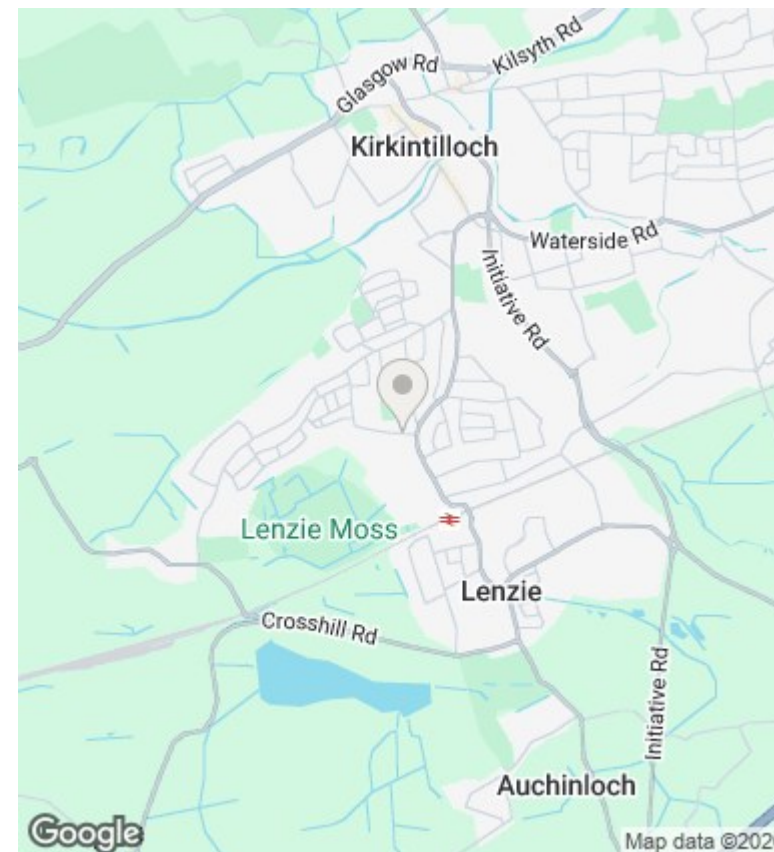




TOTAL: 2940 sq. ft, 274 m2
 1st floor: 1438 sq. ft, 134 m2, 2nd floor: 393 sq. ft, 37 m2, 3rd floor: 287 sq. ft, 27 m2, 4th floor: 822 sq. ft, 76 m2
 EXCLUDED AREAS: GARAGE: 305 sq. ft, 28 m2, STORAGE: 110 sq. ft, 11 m2, UTILITY: 102 sq. ft, 9 m2,
 FIREPLACE: 10 sq. ft, 1 m2, LOW CEILING: 109 sq. ft, 11 m2, WALLS: 303 sq. ft, 25 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		76
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	