



3 Holyknowe Crescent, Lennoxtown, Glasgow, G66 7DY

Offers Over £129,995

- Semi-Detached Property Situated at the Foot of the Campsie Fells
- Bright Open Plan Lounge/Dining Offering Inviting Living Space
- Exceptional Corner Plot with Open Fields To The Rear
- Energy Efficiency Rating - D
- Impressive Internal Layout Over Two Levels
- Fitted Kitchen with Rear Porch Giving Access Externally
- Double Glazing & GCH for Year Round Comfort
- 3 Generous/ Well Proportioned Bedrooms
- Contemporary Shower Room with Vanity Storage
- Peaceful Location with Local Amenities & Transportation Links Close By

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Set against the stunning backdrop of the Campsie Fells, this spacious semi-detached property offers a peaceful lifestyle surrounded by open countryside while remaining within easy reach of local amenities and transportation links. With generous accommodation and an enviable corner plot. The property is ideal for those seeking a relaxed setting with excellent access to outdoor pursuits, village living and commuter links. EER - D



Council Tax Band: C



This is a wonderful opportunity to acquire a spacious 3 bedroom semi-detached property within a highly popular residential location of the village. The property has been lovingly maintained and presented in recent years and allows any buyer the opportunity to create a marvellous family home. The property does require a degree of upgrading however this has been reflected in the asking price. Early viewing will be essential to avoid disappointment. Accommodation comprises a most inviting reception hallway, bright and spacious through lounge and dining area. The kitchen is well appointed with ample floor/wall mounted units and contrasting work tops and leads to the rear porch which allows access externally. On the upper floor there are 3 exceptionally generous bedrooms, 2 located to the front and one over looking the open countryside aspects to the rear. The shower room has been modernised in recent years, benefiting from vanity storage. The upper landing also gives access to the loft area. The property is situated on a preferred corner plot with no houses over looking at the rear. The rear garden provides the perfect spot to relax and/or entertain, whilst taking in the breath taking views of the Campsie Fells. Further benefits of the property include GCH, DG, well stocked and tended gardens and the opportunity to extend the property subject to local authority constraints.

Room Dimensions

Hallway- 3.41m x 2.16m

Lounge - 4.79m x 3.39m

Dining Area - 2.93m x 2.45m

Kitchen - 3.56m x 2.99m

Rear Porch -

Bedroom 1 -3.54m x 3.02m

Bedroom 2 - 3.13m x 2.95m

Bedroom 3 - 3.21m x 2.91m

Shower Room - 1.78m x 1.64m

Nestled in the heart of East Dunbartonshire, Lennoxton is a charming and well-connected village offering the perfect balance between semi-rural tranquillity and urban convenience. Surrounded by stunning scenery and situated at the base of the Campsie Fells, it provides a truly idyllic setting for families, professionals, and retirees alike.

This peaceful town enjoys a strong sense of community and offers a range of local amenities, including independent shops, cafés, a medical centre, and highly regarded primary schools. For those who enjoy the outdoors, Lennoxton is a haven — with picturesque walking trails, cycle routes, and easy access to the natural beauty of the surrounding countryside.

Offering a relaxed pace of life, beautiful natural surroundings, and excellent connectivity,, Lennoxton remains well connected, with regular transport links to Glasgow and neighbouring towns such as Kirkintilloch, Bishopbriggs, and Milngavie. It also lies within the catchment area for some of East Dunbartonshire's top-performing secondary schools, including Lenzie Academy and St Ninians H.S., making it a popular choice for growing families.

Home Report Available on Request

EER - D

Viewings Strictly By Appointment

If you are interested in viewing this property please contact our offices direct on 01417751050. Property to sell? One of our expert team would be happy to provide you with a free valuation and we can discuss our selection of professional selling packages.





Approx Gross Internal Area
96 sq m / 1028 sq ft



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 Made Snappy 360.



Directions

Viewings

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

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC	