



## 5 Rutherford Grange, Lenzie, G66 4QH

Offers Over £775,000

- Beautifully presented detached home within a private cul-de-sac of only seven properties
- Principal bedroom featuring a recently upgraded en-suite shower room
- Spacious living accommodation including two separate sitting rooms and a formal dining area
- Well-equipped kitchen with integrated appliances and bi-fold access to the rear grounds
- Detached double garage providing substantial parking and storage space
- Flexible layout offering four generous double bedrooms and multiple living spaces
- Contemporary family bathroom and en-suite both enhanced with underfloor heating
- Impressive west-facing conservatory enjoying excellent natural light throughout the day
- Landscaped gardens with a large decked terrace ideal for afternoon and evening sun
- Energy efficiency rating - C

# 5 Rutherford Grange, Lenzie G66 4QH

Set within an exclusive cul-de-sac in one of Lenzie's most sought-after addresses, this exceptional detached villa delivers a superb balance of space, style and modern family living. Occupying a prime corner plot and finished to an exacting standard throughout, the property offers a refined yet comfortable lifestyle, perfectly suited to both everyday living and entertaining.



Council Tax Band: G



Situated within the prestigious Rutherford Grange development in Lenzie, this impressive detached villa offers expansive and beautifully presented family accommodation, set on a prominent corner plot within an exclusive enclave of just seven homes.

Finished to a high standard throughout, the property provides a versatile layout centred around four generous double bedrooms, with the principal bedroom enhanced by a recently upgraded en-suite shower room. Both the en-suite and the newly fitted four-piece family bathroom benefit from underfloor heating, adding a touch of everyday comfort.

On the ground floor, the home is ideally suited to both family life and entertaining, with four well-proportioned reception rooms including an elegant lounge, family sitting room, a large formal dining room, and a substantial west-facing conservatory which enjoys excellent natural light throughout the afternoon and into the evening.

The kitchen, by Porcelanosa, is well appointed with integrated Siemens appliances, Quooker tap, a range of quality floor and wall mounted units as well as a large central island, offering both style and practicality. Bifold doors open the space out on to the rear decking, bringing the outdoors in when the sun is shining. The kitchen is complemented by a separate utility room and a convenient downstairs WC.

Externally, the property continues to impress. The landscaped garden grounds are well maintained and feature a large decked area, perfectly positioned to make the most of the afternoon and late evening sunshine. A detached double garage, as well as large private mono-blocked driveway provides ample space for parking and storage.

Rutherford Grange is ideally placed for access to Lenzie's highly regarded schooling, local amenities, and transport links, including Lenzie railway station, making this an excellent choice for commuters and families alike.

#### Amenities

The property is ideally positioned within a short walk of Lenzie's village centre, providing convenient access to a wide range of everyday amenities, including local shops, supermarkets, a dentist, chemist, hairdressers and a traditional pub. The village is also home to a

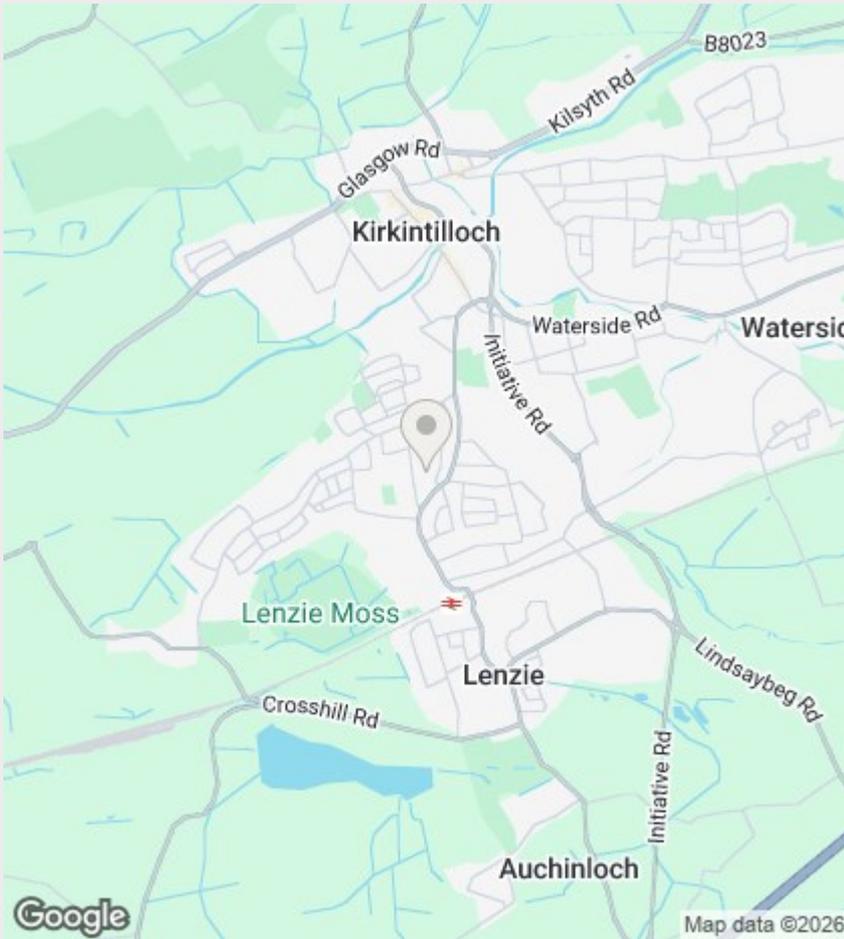
well-regarded, award-winning delicatessen and restaurant. Lenzie is particularly noted for its highly respected primary and secondary schooling, making it a popular choice for families. A variety of leisure facilities are also available nearby, including a golf course, tennis courts and a bowling club, while Kirkintilloch Leisure Centre is within easy walking distance.

#### Transport Links

Lenzie offers excellent transport connections, with the property located just a short walk from Lenzie railway station. From here, there are regular services to Glasgow Queen Street, as well as direct links to Edinburgh Waverley. The area is also well placed for road travel, with easy access to the M80 and connecting M8 motorway network, providing links across central Scotland. In addition, there are regular bus services to Glasgow city centre and surrounding towns and villages.

Home Report Available on Request  
Viewings Strictly By Appointment  
Council Tax - East Dunbartonshire Band G  
EER - C

If you are interested in viewing this property please contact our offices direct on 0141 775 1050. 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.



## Directions

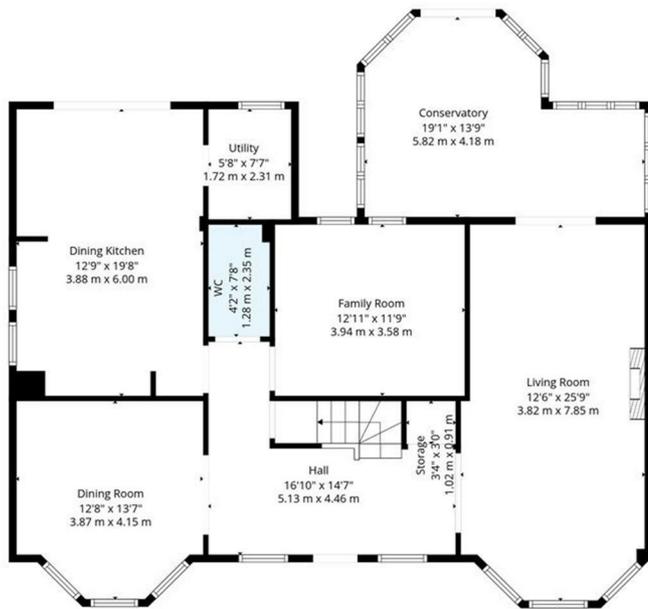
## Viewings

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

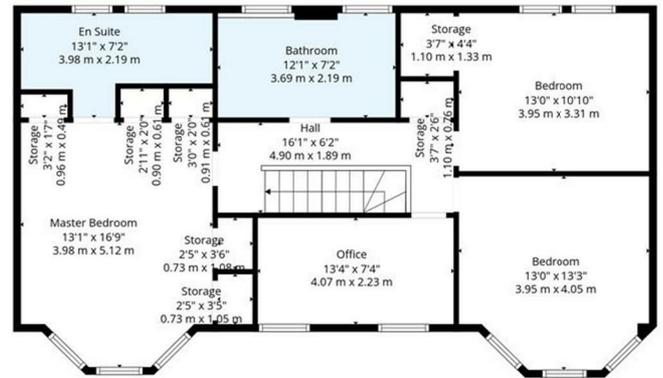
## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	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	



1st Floor



2nd Floor

**TOTAL: 2218 sq. ft, 207 m2**

1st floor: 1319 sq. ft, 123 m2, 2nd floor: 899 sq. ft, 84 m2

EXCLUDED AREAS: UTILITY: 43 sq. ft, 4 m2, STORAGE: 71 sq. ft, 7 m2, W.C.: 167 sq. ft, 16 m2

**CODA**