



## 15 Alexandra Park, Lenzie, G66 5BH

Offers Over £699,999

- Outstanding detached family residence within the prestigious Alexandra Park development.
- Generous principal bedroom featuring fitted storage and a private en-suite shower room.
- Four versatile reception spaces, ideal for both formal entertaining and everyday family living.
- Well-appointed dining kitchen complemented by a separate utility room and ground floor WC.
- Conveniently located within walking distance of Lenzie Station, highly regarded schooling, local amenities and excellent motorway.
- Flexible and spacious layout extending to five bedrooms
- Additional bedroom benefiting from its own en-suite facilities.
- Impressive south-facing conservatory extension providing a bright and relaxing living environment throughout the year.
- Private gardens, detached double garage and substantial driveway offering excellent parking provision.
- Energy efficiency rating - C

# 15 Alexandra Park, Lenzie G66 5BH

**\*\* Attractive New Price\*\*** Occupying a substantial end-plot within the highly regarded Alexandra Park development, this impressive detached family home offers versatile accommodation, perfectly suited to modern family living. Combining generous living and entertaining spaces with up to six bedrooms, private gardens, and a detached double garage, the property delivers exceptional flexibility for growing families. This is a rare opportunity to acquire a significant family home in one of Lenzie's most sought-after residential addresses.



Council Tax Band: G



Occupying one of the most desirable positions within the highly sought-after Alexandra Park development in Lenzie, this substantial detached family home enjoys an impressive end-plot setting with private gardens, a detached double garage and generous driveway parking. Offering exceptionally flexible accommodation throughout, the property extends to five bedrooms, three bathrooms and four reception rooms, with the potential to create a sixth bedroom if required.

The accommodation has been thoughtfully designed to cater for modern family living, combining spacious reception areas with excellent bedroom accommodation across two levels. On the ground floor, a welcoming reception hall provides access to a formal sitting room, elegant dining room, second lounge and a superb south-facing conservatory extension, flooding the home with natural light and providing an ideal space for relaxing or entertaining. The property hosts a large dining kitchen with ample space for family dining, complemented by a separate utility room and convenient downstairs WC.

The upper level offers outstanding family accommodation, centred around a generous principal bedroom with en-suite shower room. There are four further well-proportioned bedrooms, one of which benefits from its own en-suite shower room, while a luxurious four-piece family bathroom serves the remaining bedrooms. The flexible layout also offers the potential for a sixth bedroom, home office or study, depending on individual requirements.

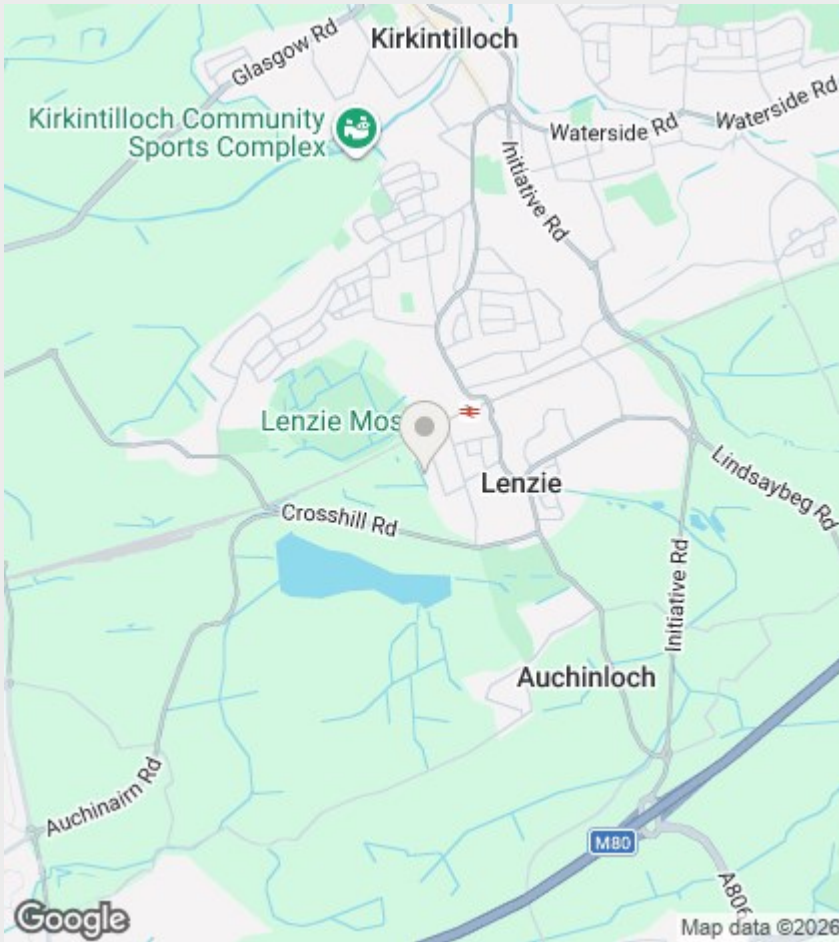
Externally, the property occupies a substantial end plot, providing a high degree of privacy and generous outdoor space. The detached double garage and expansive driveway offer excellent parking facilities for multiple vehicles.

Alexandra Park remains one of Lenzie's premier residential developments, renowned for its family-friendly environment and excellent connectivity. The property is within walking distance of Lenzie Railway Station, providing regular services to Glasgow and Edinburgh, while a wide range of local amenities, shops, restaurants and leisure facilities are close at hand. The nearby M80 motorway offers swift access across the central belt, making this an ideal home for commuters. The property also falls within the catchment area for highly regarded local primary and secondary schools, further enhancing its appeal to families.

A rare opportunity to acquire a substantial family home in one of Lenzie's most desirable residential locations. Early viewing is strongly recommended.

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

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

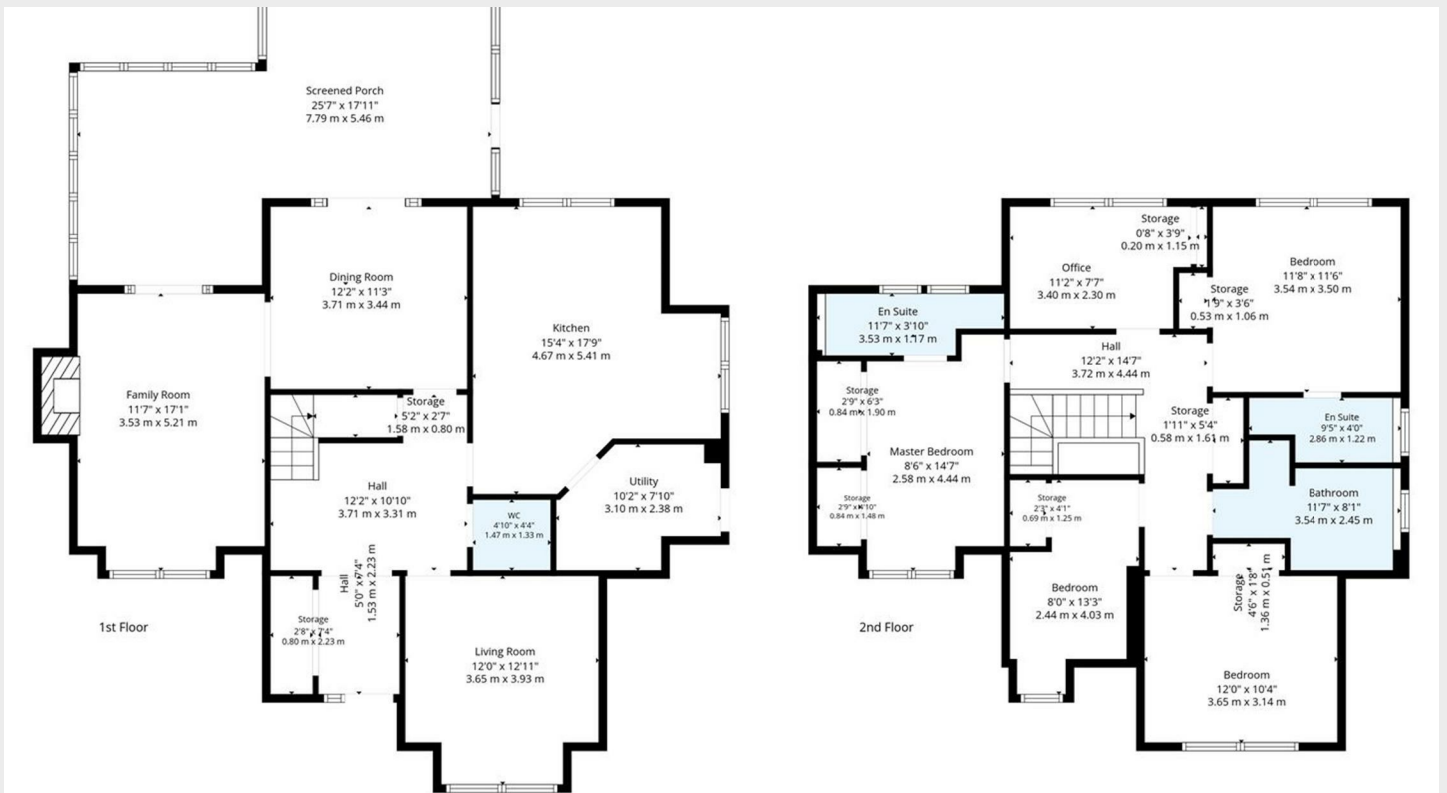
## Viewings

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	



**TOTAL: 1746 sq. ft, 162 m<sup>2</sup>**

1st floor: 897 sq. ft, 83 m<sup>2</sup>, 2nd floor: 849 sq. ft, 79 m<sup>2</sup>

EXCLUDED AREAS: STORAGE: 106 sq. ft, 11 m<sup>2</sup>, UTILITY: 65 sq. ft, 6 m<sup>2</sup>, SCREENED PORCH: 329 sq. ft, 31 m<sup>2</sup>

FURNITURE: 12 sq. ft, 1 m<sup>2</sup>, WALLS: 170 sq. ft, 16 m<sup>2</sup>

