



0/2, 53 Auchinloch Road, Lenzie, Glasgow, G66 5EY

Offers Over £155,000

- Charming 2 bedroom ground floor flat within a traditional blonde sandstone tenement
- Bright and spacious lounge with traditional features
- Two generous double bedrooms, ideal for family, guests or home working
- Communal rear gardens, well maintained and ideal for relaxing outdoors
- Excellent transport links
- Prime central Lenzie location, just minutes' walk from the train station
- Well-appointed kitchen with ample storage and workspace
- Stylish 4-piece bathroom with separate bath and shower
- Walking distance to numerous local amenities
- EER - C

53 Auchinloch Road, Glasgow G66 5EY

Beautifully presented 2 bedroom ground floor flat set within a traditional blonde sandstone tenement in the heart of Lenzie. Just minutes from the train station, the property features a bright lounge, well-equipped kitchen, two spacious double bedrooms, and a stylish 4-piece bathroom. Retaining period charm, it also benefits from communal rear gardens and excellent local amenities.



Council Tax Band: C



Located in the very heart of Lenzie, just a short walk from the train station, this delightful 2 bedroom ground floor blonde sandstone tenement flat offers classic period charm combined with comfortable modern living. Ideal for first-time buyers, downsizers, or investors, the property is located in a popular and convenient residential area.

Home Report Available on Request
Council Tax: East Dunbartonshire Band C
EER: C
Viewings: Arranged by appointment

Accessed via a secure entry system into a well-maintained close, the accommodation comprises a welcoming hallway, a bright and spacious lounge with traditional features, a well-equipped kitchen, and two generous double bedrooms offering flexible living or working space. The property is further enhanced by a stylish 4-piece bathroom, including a separate shower and bath.

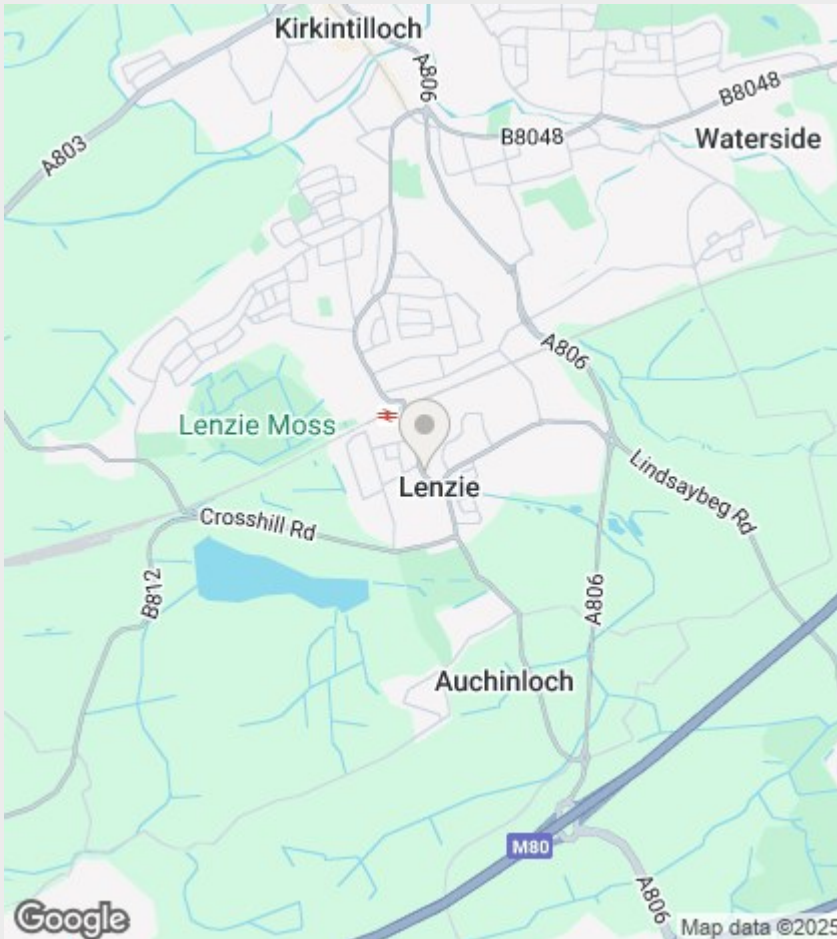
Externally, residents benefit from well-kept communal rear gardens, ideal for relaxing or enjoying the outdoors.

With generous proportions throughout, this delightful home blends traditional character with practical living. Situated just minutes from Lenzie Station, with excellent links to Glasgow and beyond, and close to local shops, cafes, and highly regarded schools, this is a rare opportunity to own a traditional home in one of East Dunbartonshire's most desirable locations.

Amenities:

Located within a prestigious and high-amenity area, the property is only a short walk to the village cross and Lenzie Station, providing mainline access to Glasgow and Edinburgh. It is also close to excellent and high quoted primary and secondary schooling, local shops, and Scotland's extensive motorway network. Lenzie also offers various leisure facilities including a golf course, rugby club, tennis courts, bowling club and is a short walk to Kirkintilloch Leisure Centre. The property is perfectly positioned to benefit from all of the village amenities.

Transport Links: Lenzie is conveniently placed within easy reach of Glasgow city centre and Edinburgh. Lenzie train station is within a five 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.



Directions

Viewings

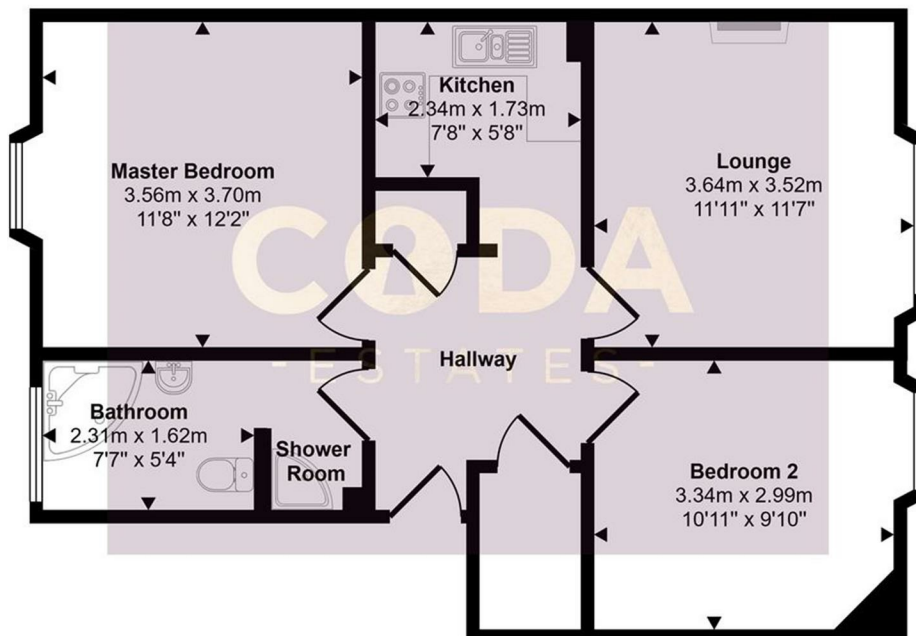
Viewings by arrangement only. Call 01417751050 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Approx Gross Internal Area
59 sq m / 632 sq ft



Floorplan

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