



## Inverarden, 45 Kirkintilloch Road, Lenzie, Glasgow, G66 4LB

Offers Over £445,000

- \*\*\*Traditional Detached Property \*\*\*
- 2 Shower Rooms
- Substantial Driveway, Garage and Work Store
- EER-D
- 4 Reception Rooms & 4 Double Bedrooms
- Large Dining Kitchen with Utility Room Off
- Large Level Plot
- Many Traditional Features
- Fabulous Potential Throughout
- Close To All Local Amenities, Transportation Links & Schooling

# 45 Kirkintilloch Road, Glasgow G66 4LB

"Inverarden" - This substantial, 4/5 bedroom, traditional detached property (circa 1939), has been meticulously maintained by the current owner for over forty years. Located within central Lenzie, early viewing is strongly advised. The property offers substantial accommodation over 2 levels enjoying a high degree of privacy despite the excellent location to all local amenities/transportation links. Home Report Val - £K. EER - D



Council Tax Band: G



- "Inverarden" - Tremendous detached property dating from circa 1939
- Rarely available on the open market
- Set upon an extensive level plot within this admired location
- Generous, family accommodation.
- Nine spacious principal apartments
- Many period features
- Perfectly suited for home working
- Off street driveway parking
- Beautifully stocked mature garden
- Detached garage and store/work room.
- Lenzie Academy and St. Ninian's High catchment

This substantial property provides fabulous potential for any discerning buyer. The home offers flexible accommodation over two levels which will appeal to many growing families or those looking for the necessary facilities over one level. Set under a multi-pitch roof set to rosemary tiles, the rather handsome external aesthetic is notable for its elegant frontage.

Internally, the property exudes a great deal of traditional charm, with beautifully wood panelling, doors and architraves providing various points of interest throughout the accommodation. Well presented and lovingly maintained over the years, early viewing will be imperative.

Accessed initially via an entrance vestibule, the subjects of the internal accommodation are best summarised as:- Welcoming reception hallway, large bay windowed lounge with feature fireplace as focal point, formal dining room (or additional double bedroom depending upon requirements), luxuriously tiled family shower room – complete with quality three piece suite, thermostatic shower fitting, heated towel rail and vanity storage. The country cottage style, dining kitchen is well equipped with a number of integrated appliances, ample base and wall mounted units and contrasting work surface space. From the kitchen, the utility area offers door access externally. From the large hallway you will find a further reception/family room with French doors into the

spacious conservatory. Completing the downstairs are two exceptionally generous double bedroom, one over looking front garden and the other to the rear.

On the upper landing you will find a two generous double bedrooms with fabulous built in storage and an additional shower room. There is a Sauna room(not tested), accessed from the upper landing area and the eave storage is extensive and can be accessed from various points.

In essence a charming family home.

Externally, the property sits upon a sizeable level garden plot which is perhaps best appreciated by first-hand inspection. Established hedging and seasonal trees/bushes offer a colourful definition to the perimeter of the property, whilst good sections of lawn, stone paviours, chips, and flower bedding combine to great effect. The rear of the property is stocked with mature flowering bushes, plants and trees which creates a real sense of peace and privacy and a large patio provides the ideal spot to relax and/or entertain. The sizeable, detached garage is fitted with lighting and also has a work/storage unit to the rear.

#### Room Dimensions

Porch

Entrance Hallway

Reception Lounge - 4.35m x 4.08m

Dining Room/ Bedroom - 4.44m x 4.15m

Dining Kitchen - 4.27m x 3.09m

Utility Room - 1.72m x 1.40m

Larder

Downstairs Shower Room - 2.45m x 1.76m

Family Room - 3.16m x 2.96m

Conservatory - 3.96m x 3.46m

Master Bedroom - 3.48m x 3.03m

Bedroom 3 - 3.21m x 3.18m

Upstairs

Bedroom 2 - 4.18m x 3.28m

Bedroom 4 - 3.37m x 2.51m

Shower Room - 2.21m x 1.20m

Sauna

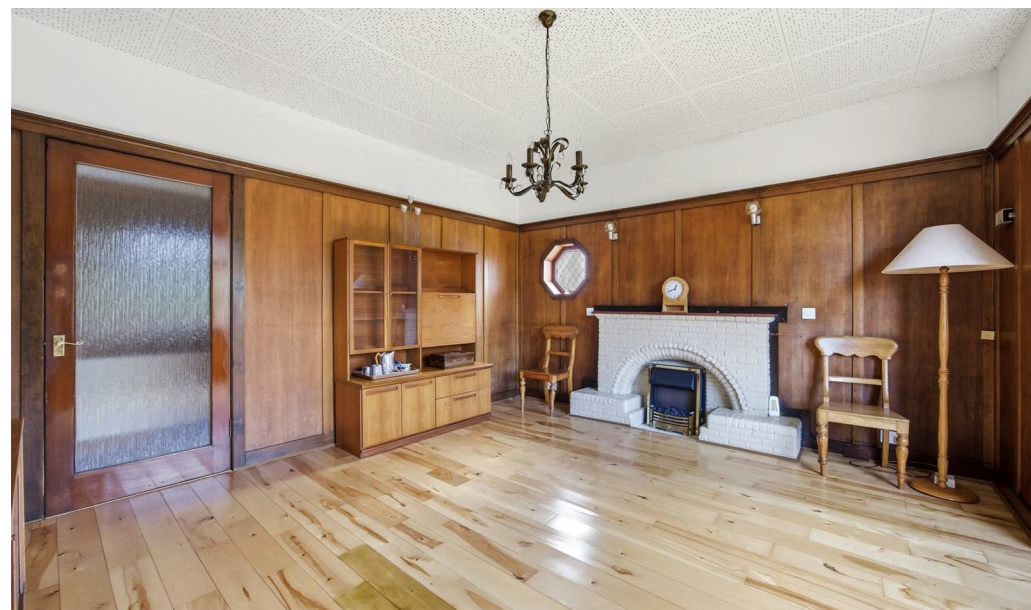
The property sits within central Lenzie, conveniently placed for access to a host of local amenities which extend to public transport services including Lenzie train station, leisure centre, marina, supermarkets and local shops. There is well-regarded schooling in the area including Lenzie Meadow and Holy Family Primary schools, the prestigious Lenzie Academy and award winning St Ninian's High School. In addition to this, there are excellent road links close by giving easy access to Glasgow City Centre and the Central Belt motorway network system.

Home Report Available on Request

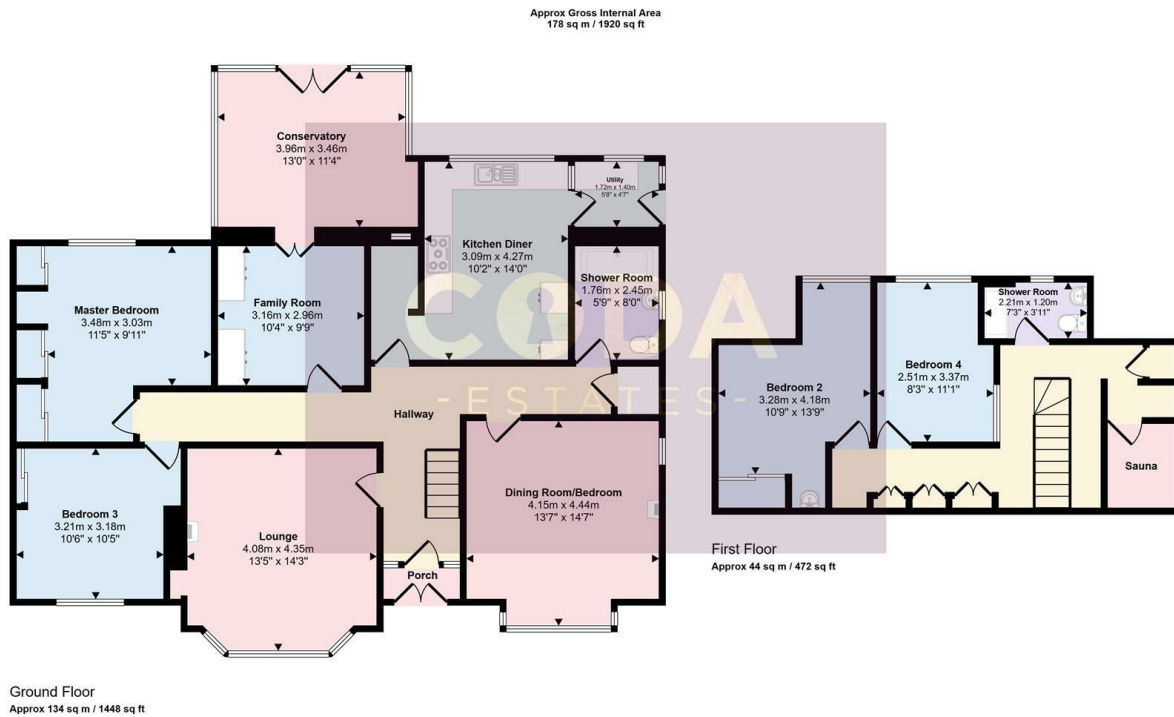
EER - D

Viewings Strictly By Appointment

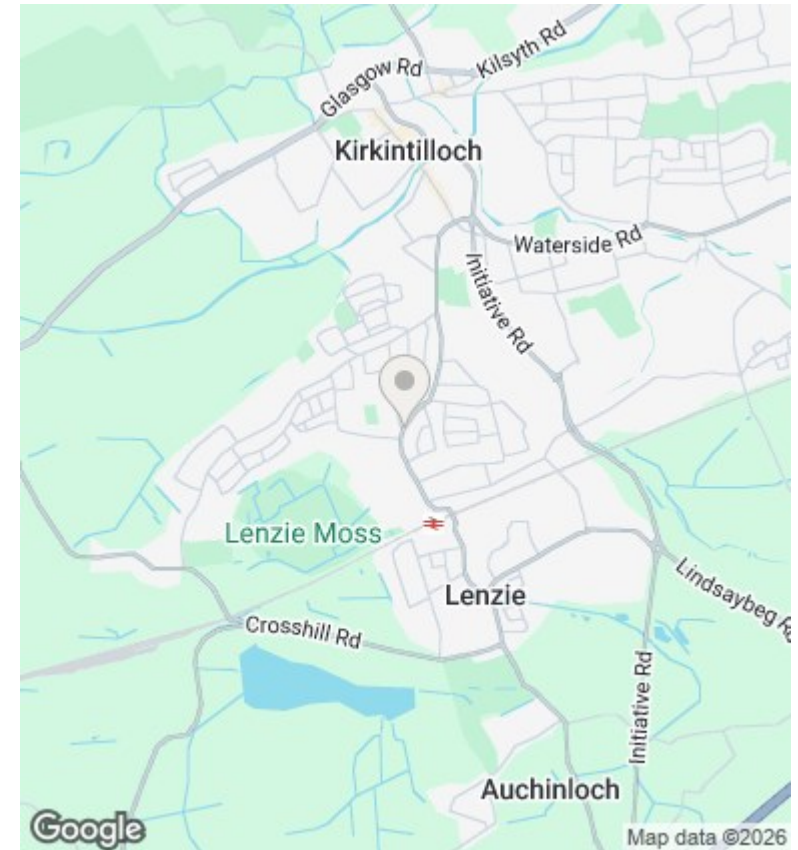
If you are interested in viewing this property please contact our offices direct on 01417751050. Property to sell? One of our expert team would be happy to provide you with a free valuation and we can discuss our selection of professional selling packages.







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 Macx Snappy 360.



## Directions

## Viewings

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

## Council Tax Band

G

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>72</b>
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	EU Directive 2002/91/EC	