



## 9 Beech Road, Lenzie, Glasgow, G66 4HN

Offers Over £415,000

- Traditional, Victorian Lower Conversion
- 2 Reception Rooms
- House Bathroom & Additional Shower Room
- EER - D
- Double Bay Window Formation
- 2 Generous Double Bedrooms
- Private Garden Ground, Two Summerhouses & Parking
- Incredible Period Features Throughout
- Stylish Dining Kitchen with Bi-Folding Doors & Utility Room
- Close to All Local Amenities, Schooling & Transportation Links

# 9 Beech Road, Glasgow G66 4HN

A most impressive lower conversion, located within a prestigious Lenzie location. Finished to a high standard throughout, incorporating a quirky, contemporary feel while retaining many period features. This 2 bedroom, 2 reception roomed property should be viewed at the earliest opportunity to avoid disappointment.  
EER - D



Council Tax Band: F



Discreetly positioned away from the road at the end of a sweeping driveway, this fabulous lower conversion offers the high ceilings and period features one associates with Victorian property with a layout ideally suited to modern lifestyle.

Storm doors open into a vestibule with period mosaic floor, the grand entrance hallway beyond immediately reveals the character of the property with high ceilings and decorative cornicing. The lounge is at the front of the house and is a particularly impressive apartment, the room enjoys impressive proportions and a deep bay window. The lounge has a working cast iron fireplace, picture rail with frieze detail above, layered cornicing and a decorative plaster work ceiling all adding to a feeling of grandeur. The dining/family room provides additional living space and is complimented by the log burner fire. This room flows naturally to the incredible country kitchen. The dining kitchen has been lovingly designed and planned, creating a wonderful hub to the home. with bi-folding doors leading to the private rear garden. The utility room/pantry is off the kitchen and is a particularly useful space. There are two generous double bedrooms, the largest of which shares a great many of the features mentioned in the lounge including the bay frontage. An attractive bathroom and separate, stylish shower room complete the accommodation on offer.

Externally, the property is set well back from the road behind mature trees and is at the end of a sweeping tree lined driveway, with parking space for two cars. The front garden, enjoys Southerly aspects and benefit from mature planting and large lawns. To the rear the property has further a private garden, ideal for relaxing and/or entertaining and additional access to a shared drying green. The property benefits from a useful store/outbuilding and a most attractive summerhouse.

Room Dimensions  
Storm Porch

Reception Hallway -  
Formal Lounge - 5.86m x 4.34m  
Family Room/Dining Room - 3.75m x 3.63m  
Dining Kitchen - 3.86m x 3.18m  
Utility - 2.21m x 1.29m  
Master Bedroom - 5.64m x 4.29m  
Bedroom 2 - 4.36m x 3.20m  
Bathroom - 3.06m x 1.40m  
Shower Room - 2.05m x 1.49m

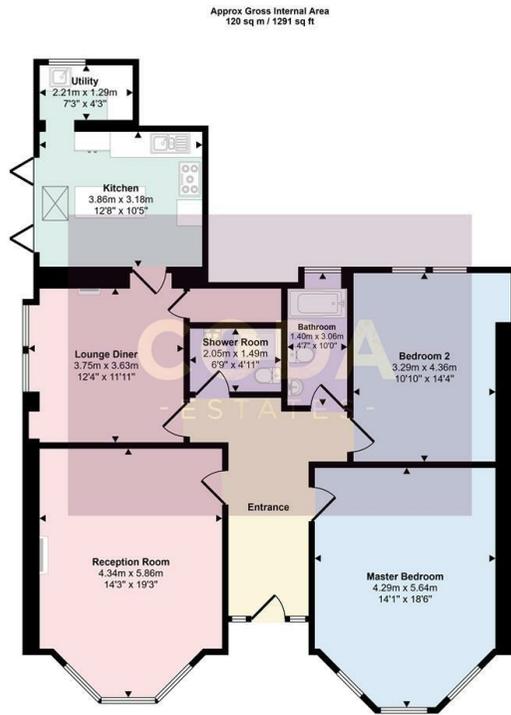
The property sits within one of Lenzie's most sought after pockets and is conveniently placed for access to a host of local amenities which extend to public transport services including Lenzie train station, leisure centre, marina, supermarkets and local shops. There is well-regarded schooling in the 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.

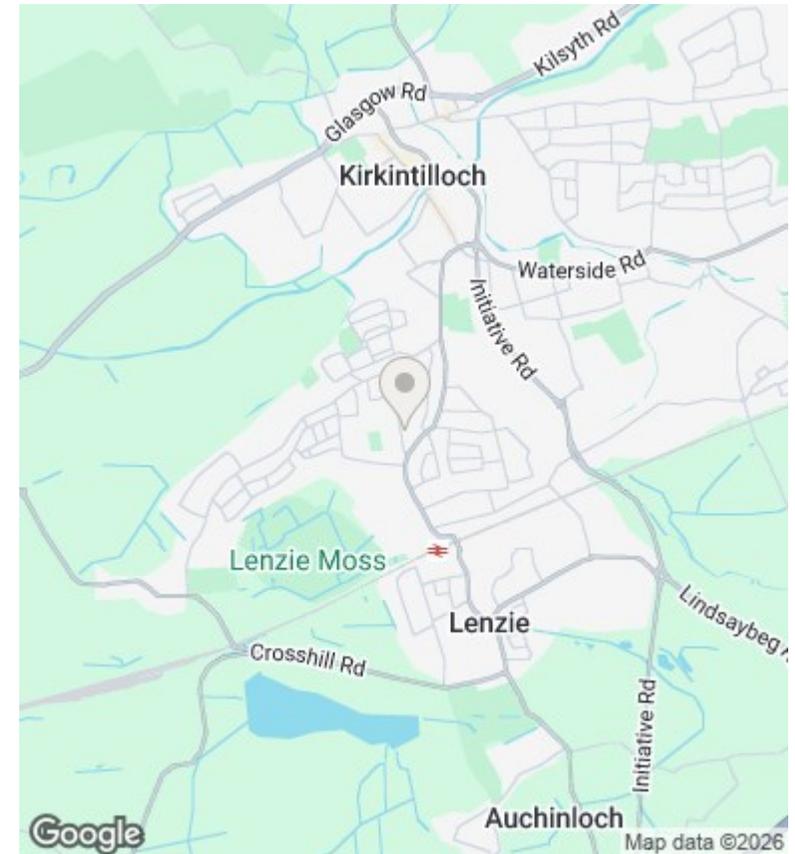






Floorplan

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 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

F

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>		
(55-68) <b>D</b>	62	71
(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	