



6 Crosshill Road, Lenzie, Glasgow, G66 5DA

Offers Over £795,000

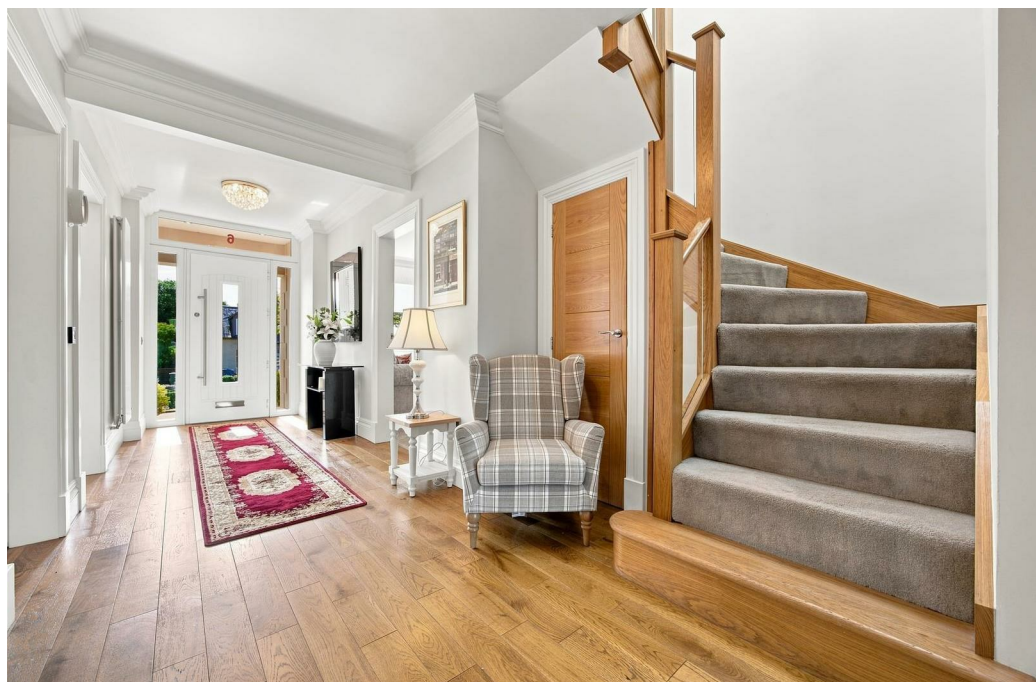
- Individually Designed Detached Villa
- Tremendous Landscaped Garden Plot
- Welcoming Entrance Hallway & Formal Reception Lounge
- EER - C
- 2 Impressive Outbuildings - Offering Fabulous Flexibility
- 3 Generous Double Bedrooms
- 2 Opulent Bathrooms & Utility Room
- Luxurious Specification Throughout
- Open Plan Kitchen/Family Area/Dining with Bi-Folding Doors
- Close to All Local Amenities, Transportation Links & Schooling

6 Crosshill Road, Glasgow G66 5DA

This unique, detached property has been developed and lovingly presented by the current owners. The home is finished to an exceptional specification throughout, creating a wonderful family property with 2 impressive outbuildings. Occupying a popular central location, accommodation comprises 3 generous double bedrooms (could be reconfigured), 2 reception rooms, open plan dining kitchen, utility room and 2 palatial bathrooms. For further details please contact the office. EER - C



Council Tax Band: F



This magnificent home has been comprehensively upgraded and professionally extended in recent years, resulting in a stunning family residence with 2 impressive outbuildings. The property provides a level of sophistication rarely found in luxury homes and is the epitome of family living. The high specification throughout is credit to the sellers, exemplified by the exquisite kitchen/family/dining space, luxury bathroom fixtures and fittings and a number of original period throughout the home. This is central address, elevated from the road on a substantial plot

The internal layout comprises: magnificent reception hallway, spacious reception lounge with focal fireplace and bay window formation over looking the front garden. The superb open plan living/dining/kitchen area is the real hub of the home, incorporating a selection of quality integrated appliances and contrasting worksurfaces. Bi-folding doors open to the extensive rear garden. This superb open plan space has been configured to create a most social area, flooded with an abundance of natural light. Off the kitchen you have the useful utility room with a door leading to the side. Currently the master bedroom is located on the ground floor, tastefully decorated with ample fitted wardrobe storage and large window to the front. Completing the downstairs is the opulent bathroom suite, with separate shower cubicle and vanity storage.

The elegant staircase with glazed balustrade leads to the upper landing which serves two double bedrooms and the stylish, tiled family shower room. The bedrooms run from the front to the rear of the property and these could be divided to accommodate individual requirements.

A huge selling feature of this house will be the addition of the two impressive outbuildings which could facilitate a variety of needs. These could range from, home office, cinema room, work shop, games room, self contained guest suite, beauty studio

There are established, colourful, well tended gardens to front, side and rear providing an ideal setting for relaxing and entertaining. The meandering driveway provides ample off street parking. The rear garden is level, not over looked and boasts an expansive decked patio which enjoys the sun at various times of the day.

Agents Opinion - " This unique home has been thoughtfully and lovingly designed, finished and presented to an incredible specification throughout, with many quality additional extras. Overflowing with charm, elegance and flexibility, one not to miss"

Schooling

Crosshill Road is situated a short walk from the highly reputable Lenzie Meadow Primary School. The property also lies within the catchment area of Holy Family Primary School, Lenzie Academy and St. Ninians High School.

Location

Crosshill Road occupy's a convenient position close to the village centre. The property is perfect for those looking to reside within close proximity of good schools and local amenities Lenzie is ideally situated for commuting to and from Glasgow and Edinburgh. Lenzie train station provides a service to and from Glasgow Queen Street and Edinburgh Waverley. The nearby M80 provides swift access into Glasgow city centre and motorways east and north. Lenzie hosts a range of shops, parish churches, restaurants, and a number of sporting venues which include Lenzie Rugby Club, Lenzie Tennis Club, Lenzie Bowling Club and Lenzie Golf Club.

Home Report Available on Request

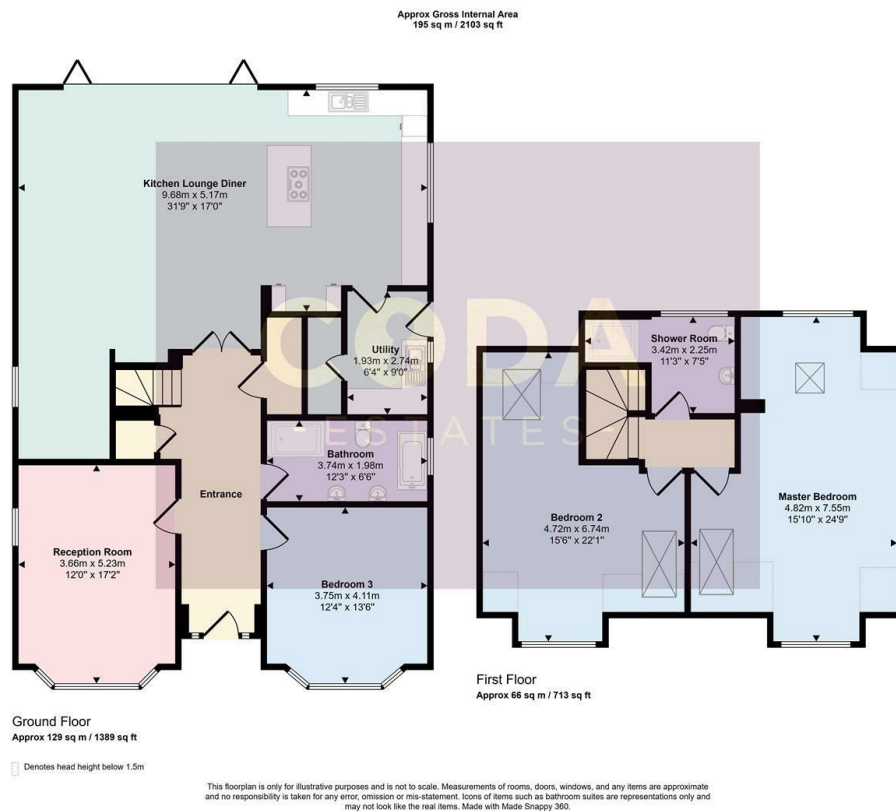
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Viewings Strictly By Appointment

CODA Estates provide a free valuation service. If you are considering selling your own home, please telephone 0141 775 1050.







Directions

Viewings

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

Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	