



## Minerva Lodge, Seven Sisters, Lenzie, Glasgow, G66 3AW

Offers Over £885,000

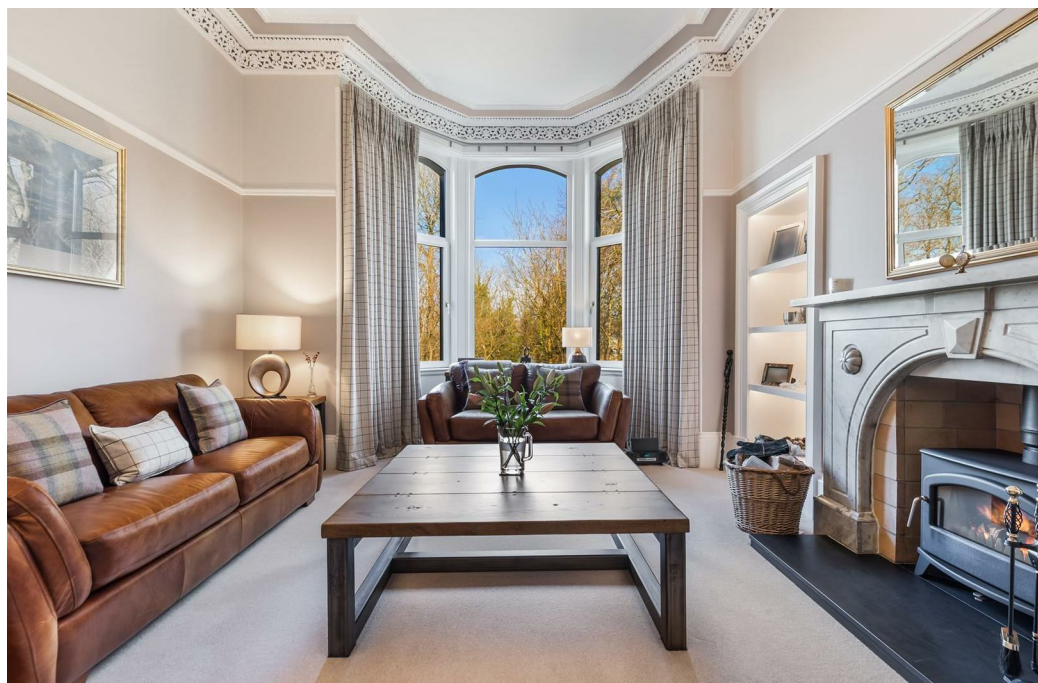
- "Minerva Lodge" Seven Sisters
- 4 Reception Rooms
- Charming Period Features with a Modern Twist.
- EER - D
- Magnificent Detached Sandstone Villa
- 4 Double Bedrooms
- Mature, Colourful, Well Stocked & Tended Private Gardens
- Wonderful Open Plan Kitchen/Dining/Family Room
- Utility Room , Private Driveway, Garage, Outbuilding & Parking
- Close To All Local Amenities, Local Schooling & Transportation Links

# Seven Sisters, Glasgow G66 3AW

Unexpectedly back on the market! This prestigious property is set within this most desirable private road, in arguably one of the finest locations within Lenzie. This delightful hamlet located on the northern fringe of Glasgow is regarded as one of the most desirable and sought after localities in the Greater Glasgow area. The magnificent home has been lovingly maintained and presented by the current owners making early viewing imperative. EER - D



Council Tax Band: G



Minerva Lodge (built 1871), is located in Seven Sisters, one of the most coveted addresses in the area, with seven eye-catching and distinctive properties set within generous private plots. This magnificent home has been comprehensively upgraded and extended in 2012, resulting in a stunning family residence. 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 and many original period features throughout the home. This is a most private address, seldom available on the open market.

The internal layout comprises: entrance vestibule, reception hallway, spacious lounge with feature fireplace incorporating an inset log-burning fire, dining room also with feature living flame gas and surround, family room with living flame gas fire, could be considered as bedroom 5, (depending on requirements) and a further reception room currently used as a home office area. The superb open plan living/dining/kitchen area is the real hub of the home, incorporating a selection of quality integrated appliances and contrasting Corian worksurfaces. Patio doors open to the rear gardens. This superb open plan space has under floor heating and is fitted with a number of remote controlled, velux window which allow the natural sun light to flood the substantial area. Completing the downstairs is the tasteful shower room with thermostatic shower and vanity storage and the very useful utility room with door leading externally to the side of the property.

The elegant sweeping staircase leads to the spacious landing which serves four generous double bedrooms and the stylish, fully tiled family bathroom with separate shower cubicle and underfloor heating. This home is further enhanced by gas central heating and double glazed window frames (including the decorative stained glass windows)

There are mature, colourful, well tended gardens to front, side and rear providing an ideal setting for relaxing and entertaining. The plot offers a good degree of privacy as well as a communal wooded area opposite the front which is in shared ownership of the seven houses in Seven Sisters. To the rear of the garden is the private driveway, garage and workshop (both benefit from light/power). The garage is accessed via a private lane which runs the length of the houses.

Lenzie has excellent access to Glasgow City Centre and the recently extended motorway network whilst retaining its charming atmosphere, with tree lined streets surrounded by beautiful countryside. Lenzie has an excellent range of amenities including local shops and the mainline Edinburgh-Glasgow railway station is within walking distance. Glasgow City Centre can be reached in approximately 10 to 15 minutes. There are some excellent, well quoted Primary and Secondary Schools within the Lenzie area and several quality golf courses. Private schooling is available on the north side of Glasgow at The Glasgow Academy, The High School of Glasgow, Kelvinside Academy and St. Aloysius.

Home Report Available on Request  
Viewings Strictly By Appointment  
EER - D





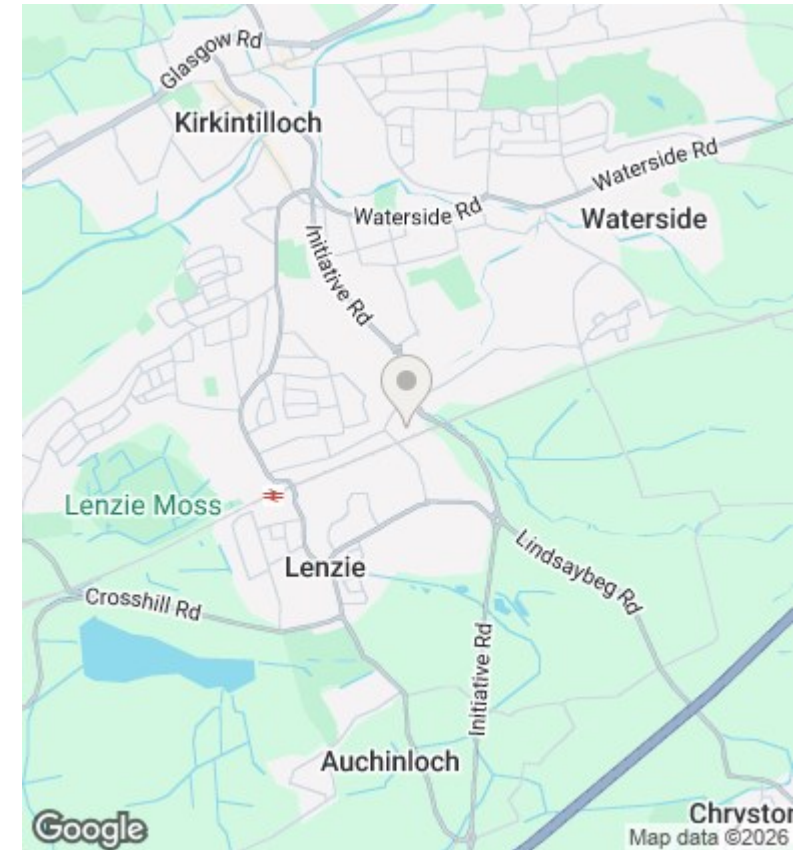


**TOTAL: 2494 sq. ft, 232 m2**

1st floor: 1588 sq. ft, 148 m2, 2nd floor: 906 sq. ft, 84 m2

EXCLUDED AREAS: STORAGE: 48 sq. ft, 5 m2, UTILITY: 55 sq. ft, 5 m2, FIREPLACE: 11 sq. ft, 1 m2,  
LOW CEILING: 63 sq. ft, 6 m2, WALLS: 158 sq. ft, 14 m2

Floor Plan Created by Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



## 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>77</b>
(55-68) <b>D</b>	<b>67</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	