



3A Victoria Road, Lenzie, Kirkintilloch, G66 5AW

Offers Over £270,000

- Rarely available Bungalow
- Shower room
- Modern fitted kitchen with appliances
- Private courtyard garden
- Shared rear garden
- 2 Double Bedrooms
- Open plan living room/ dining room
- Separate utility area.
- Private Parking
- EER- C

3A Victoria Road, Kirkintilloch G66 5AW

New to the market is this beautifully presented 2-bedroom bungalow, set within an impressive sandstone building. Boasting its own private front and rear entrances, this charming home offers a unique blend of character, comfort, and privacy.



Council Tax Band: E



The delightful accommodation is centred around a generously proportioned lounge, flooded with natural light and featuring an attractive fireplace, creating a warm and inviting focal point. Offering ample space for both lounge and dining furniture, this versatile room is perfectly suited to relaxing and entertaining alike.

Situated just off the lounge, the fitted kitchen provides an excellent range of floor and wall-mounted units together with plentiful worktop space, making it both practical and functional for everyday living.

The property further benefits from two spacious double bedrooms, both complete with fitted storage, while the welcoming hallway also offers a large storage cupboard. A well-appointed bathroom suite completes the internal accommodation.

Externally, the bungalow boasts its own private courtyard — a wonderful sun trap ideal for outdoor relaxation and enjoying the warmer months. In addition, the property benefits from private parking for added convenience.

This is a truly unique opportunity to acquire a rarely available bungalow within one of Lenzie's most desirable and established residential locations.

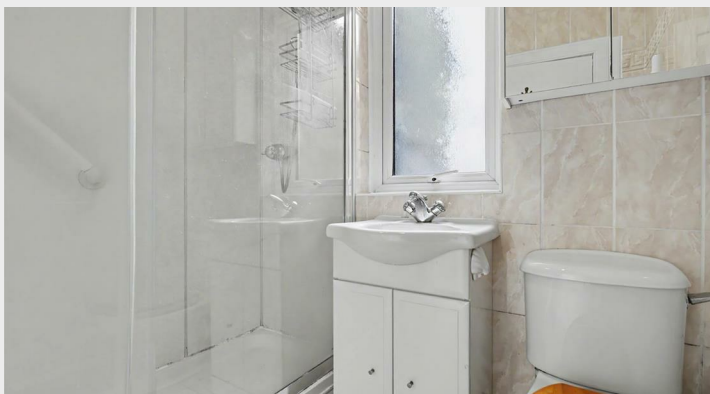
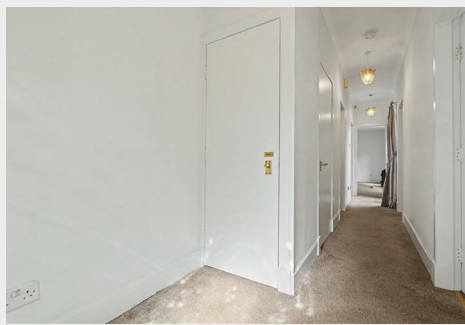
Location: Victoria Road is Lenzie's most premier address positioned minutes from the train station and amenities. The village offers a variety of essential shops including Post Office, chemist, doctors, dentist, optician, hairdressers, library, Co-ops, award winning delicatessen and restaurants. Lenzie also has various leisure facilities including tennis, golf and rugby clubs and the main Kirkintilloch Leisure Centre is only a few minutes away.

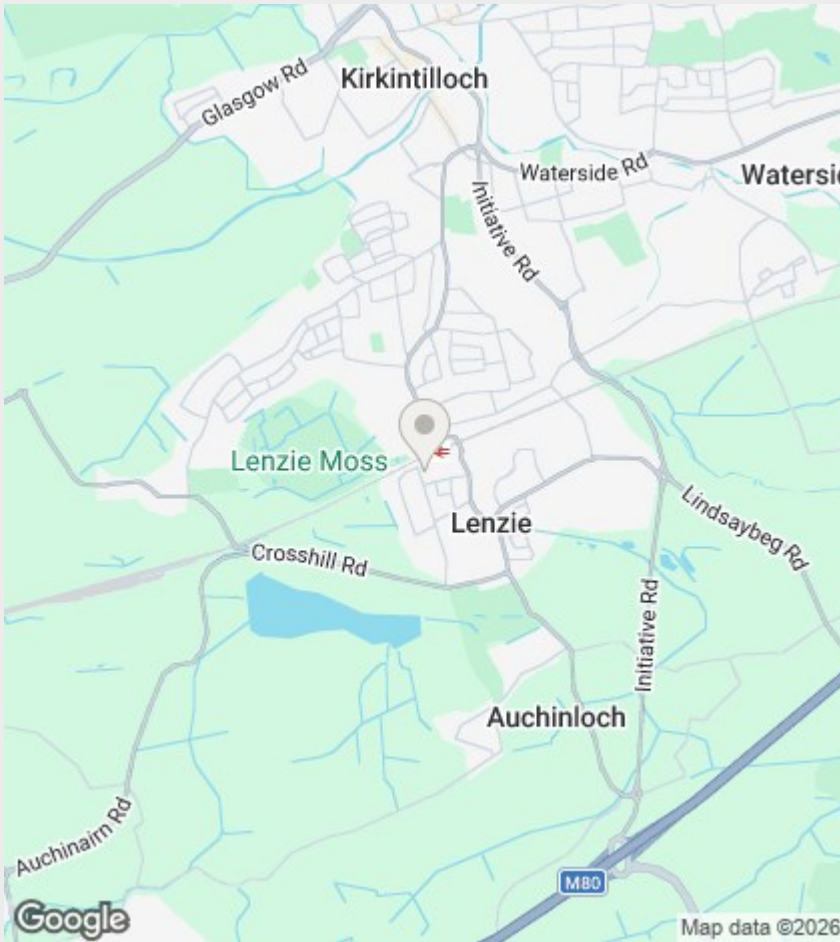
Transport Links: Lenzie is conveniently placed within easy reach of Glasgow city centre and Edinburgh. A regular train service to Glasgow Queen Street taking approximately 9 minutes and 40 minutes to Edinburgh. Just a short drive is the new link road leading to the M80 connecting to the main M8 motorway with links across central Scotland. There is

also a regular bus service to Glasgow city centre and neighbouring villages.

Viewings: Arranged by appointment
EER- C







Directions

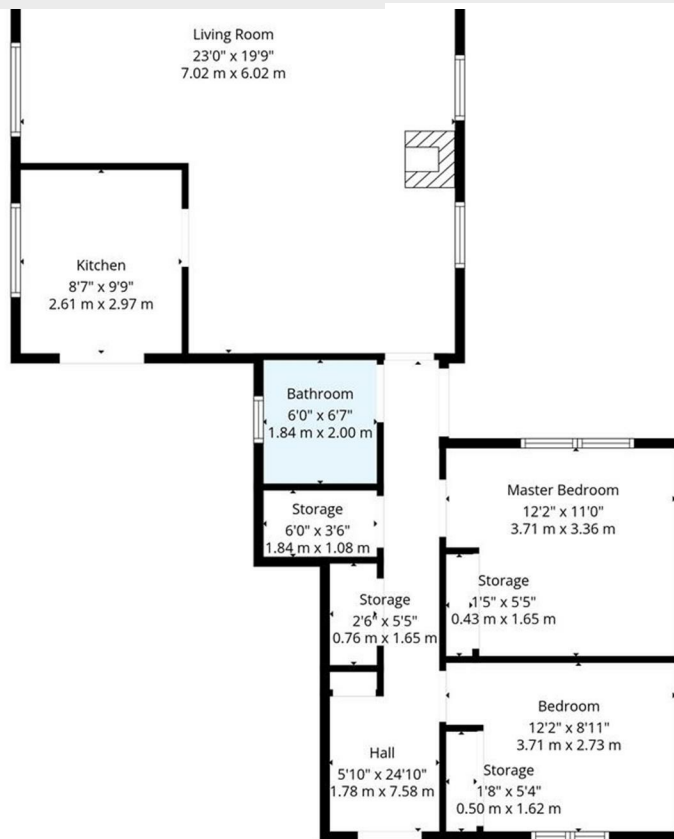
Viewings

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

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		70	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC	



TOTAL: 842 sq. ft, 78 m2
1st floor: 842 sq. ft, 78 m2

EXCLUDED AREAS: STORAGE: 63 sq. ft, 5.82 m2; WALLS: 22 sq. ft, 2.05 m2

CODA