



14 Craigenbay Road, Lenzie, G66 5JN

Offers Over £255,000

- Sought-after address in the heart of Lenzie
- Three generously sized double bedrooms
- Well-appointed fitted kitchen with ample storage
- Contemporary four-piece family bathroom with separate shower
- Short stroll to Lenzie railway station with direct links to Glasgow & Edinburgh
- Spacious semi-detached family home
- Airy open-plan living and dining arrangement
- Bright conservatory enjoying excellent natural light
- Within catchment for highly regarded Lenzie schooling
- Energy efficiency rating - D



# 14 Craigenbay Road, Lenzie G66 5JN

Set within one of Lenzie's most desirable residential pockets, this beautifully proportioned three-bedroom semi-detached home offers the perfect blend of space, convenience and family living. Just a short walk from highly regarded local schooling and Lenzie railway station, the property is ideally placed for growing families and commuters alike. With bright open-plan living space, a sunny conservatory and generous double bedrooms, this is a home designed to enjoy both everyday life and effortless entertaining.



Council Tax Band: E



Located within the highly desirable Craigenbay Road in Lenzie, this impressive three-bedroom semi-detached home offers spacious, well-balanced family accommodation in a prime setting close to excellent schooling and transport links.

A bright and welcoming property with a generous open-plan lounge and dining area, providing an ideal space for both everyday family living and entertaining. The fitted kitchen offers ample storage and workspace. Off the dining space is a delightful conservatory, flooding the home with natural light and creating a perfect additional sitting or dining space overlooking the garden. The property's third bedroom completes the lower accommodation.

Upstairs, the property boasts two generously proportioned double bedrooms, each offering excellent storage solutions. The accommodation is completed by a large four-piece family bathroom featuring separate bath and shower.

Externally, the home benefits from private gardens, with the elevated positioning to the rear providing excellent sunlight throughout the day and in to the evening. The property also boasts a large detached garage and private mono-blocked driveway.

Craigenbay Road is superbly positioned for families, falling within the catchment area for Lenzie's highly regarded primary and secondary schools. Lenzie train station is just a few minutes' walk away, offering regular services to Glasgow and Edinburgh, making this an ideal location for commuters.

A fantastic opportunity to secure a spacious family home in one of Lenzie's most sought-after addresses. Early viewing is highly recommended.

Home Report Available on Request  
Viewings Strictly By Appointment  
EER - C  
Council Tax Band - E

If you are interested in viewing this property please contact our offices direct on 0141 775 1050. 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.





## Directions

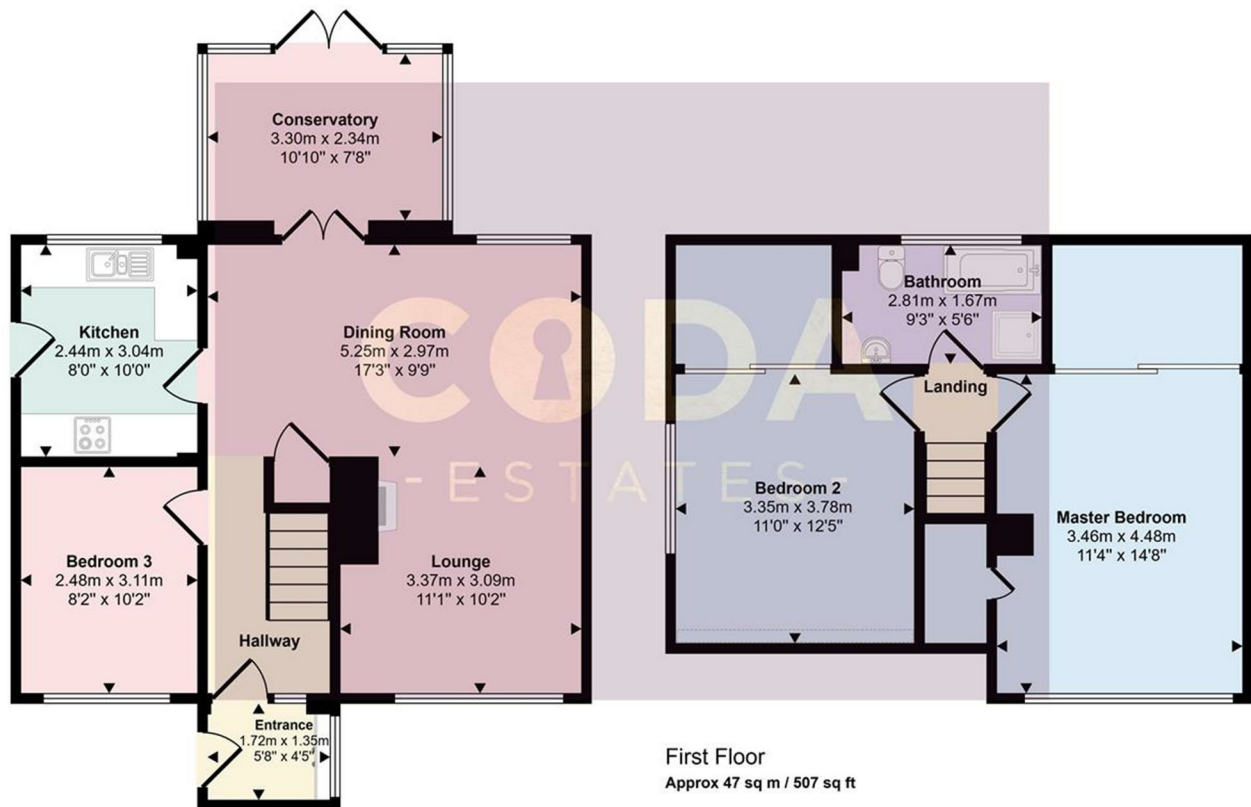
## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC



**Ground Floor**  
Approx 61 sq m / 652 sq ft