

3, 2 Beechmount House, Lenzie, G66 5AD

Offers Over £310,000

- Luxurious apartment
- 2 double bedrooms
- Modern kitchen
- Tranquil setting
- Close to Lenzie train station
- 19th century building
- Luxurious shower suite
- Traditional features
- Prestigious Lenzie address
- EER- D

3, 2 Beechmount House, Lenzie G66 5AD

Set within a magnificent late 19th century sandstone building, originally commissioned for wealthy Glasgow merchants and professionals, this stunning two-bedroom first floor apartment offers an exceptional blend of timeless period elegance and luxurious modern living.



Council Tax Band: E



A grand communal entrance and sweeping staircase lead to the property, immediately setting the tone for the impressive accommodation that follows. The substantial lounge is flooded with natural light and enjoys beautiful views across expansive manicured garden lawns. Featuring a striking focal fireplace and the generous proportions synonymous with traditional period homes, this elegant living space is ideal for both relaxing and entertaining.

The accommodation further comprises two large, well-proportioned bedrooms accessed from the welcoming hallway, with the impressive principal bedroom benefitting from stylish bespoke fitted storage. The contemporary fitted kitchen offers an abundance of worktop space alongside a range of quality floor and wall mounted units. Completing the accommodation is a luxurious modern shower room, finished to an exceptionally high specification.

While the property has been fully modernised throughout, it retains a wealth of charming original features including impressive ceiling heights and ornate cornicing, perfectly complementing the contemporary interior.

Externally, the property is set within beautifully maintained and expansive garden grounds, providing a peaceful and tranquil setting rarely found. A private garage also offers valuable additional storage and parking convenience.

Situated within one of Lenzie's most prestigious addresses, this unique apartment presents a rare opportunity to acquire a truly exceptional home. Early viewing is highly recommended to fully appreciate the quality, character and setting on offer.

The property is positioned minutes from Lenzie 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- D







Directions

Situated in the sought-after area of Lenzie, G66 5AD offers the perfect balance of peaceful suburban living and excellent connectivity. Renowned for its friendly community and family-oriented atmosphere, Lenzie provides a wealth of amenities within easy r

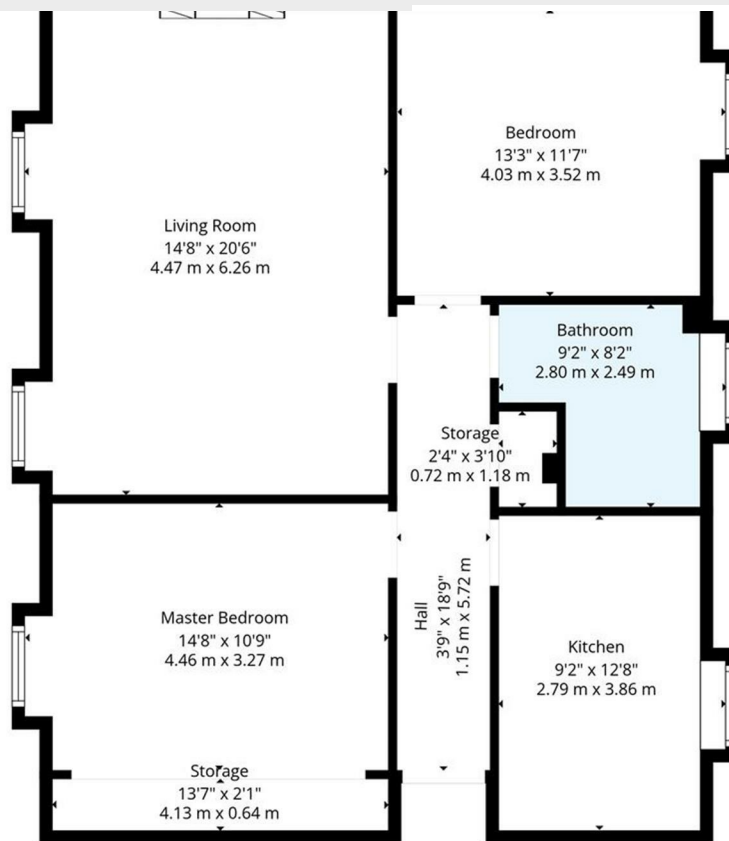
Viewings

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

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	75
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC	



TOTAL: 856 sq. ft, 80 m2
1st floor: 856 sq. ft, 80 m2

EXCLUDED AREAS: STORAGE: 27.5 sq. ft, 2.55 m2; W.C.: 6.1 sq. ft, 0.56 m2

