



**DETACHED BUNGALOW**

20 BOGHEAD ROAD  
LENZIE  
G66 4EE



## 20 BOGHEAD ROAD, LENZIE G66 4EE

Set amidst carefully laid out private gardens, this impressive individual DETACHED BUNGALOW built circa 1970 offers excellent "all on the level" family accommodation with a specification to include gas central heating, double glazing and security alarm system.

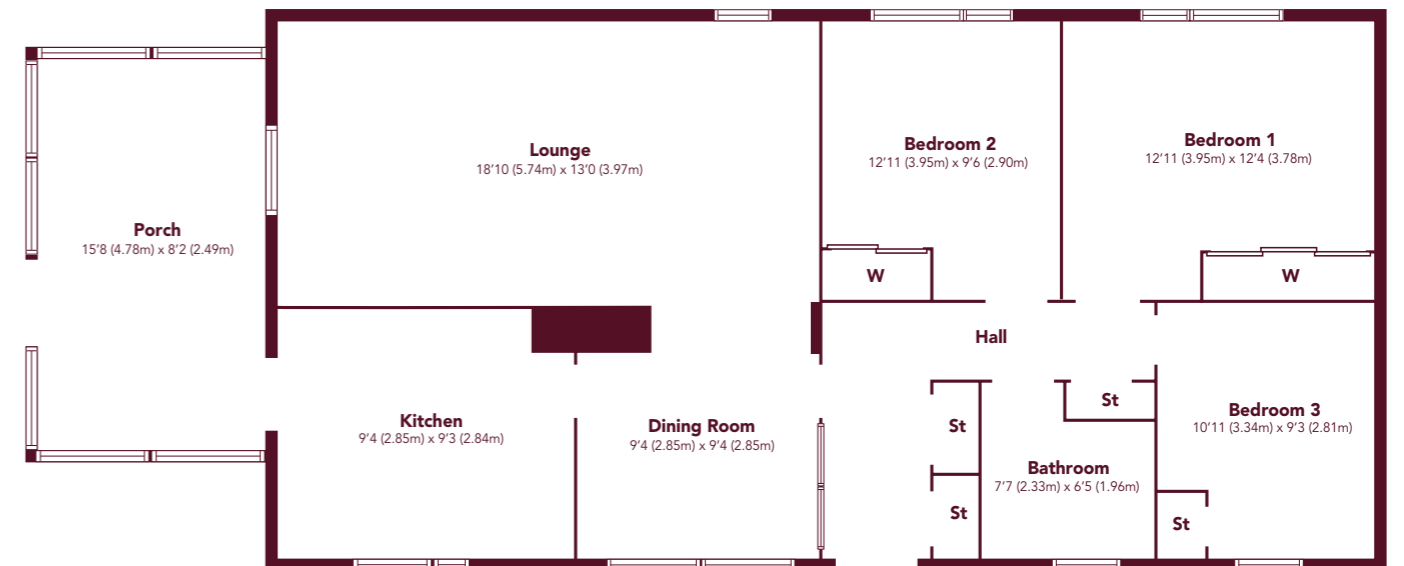
L shaped reception hall with three storage cupboards, fabulous near 19' lounge with open plan dining room with full height windows enjoying southerly aspects to front, fitted breakfasting kitchen with aspects to front and access to a large single glazed porch to side with direct access from the lounge, three bedrooms (each with fitted wardrobes/cupboards), partially tiled bathroom comprising three piece suite with electric shower above bath.

Extensive private gardens to front, side and rear. Extensive mono block paved driveway providing off street parking and access to larger garage with additional storage.

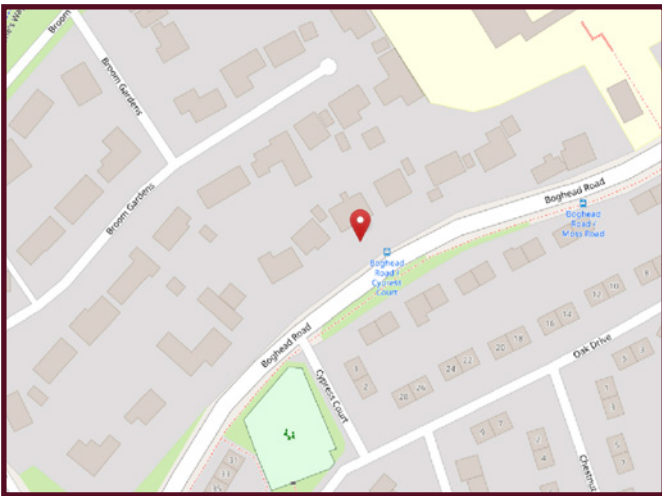
The property is conveniently situated within this high amenity district and is within the catchment for both Lenzie Academy and St Ninians High School. It is only minutes from Kirkintilloch town centre with a wide and varied range of shops, cafes and restaurants, ease of access to the by-pass.

### Measurements

LOUNGE	18'10 (5.74m) x 13'0 (3.97m)	BEDROOM ONE	12'11 (3.95m) x 12'4 (3.78m)
DINING	9'4 (2.85m) x 9'4 (2.85m)	BEDROOM TWO	12'11 (3.95m) x 9'6 (2.90m)
KITCHEN	9'4 (2.85m) x 9'3 (2.84m)	BEDROOM THREE	10'11 (3.34m) x 9'3 (2.81m)
PORCH	15'8 (4.78m) x 8'2 (2.49m)	BATHROOM	7'7 (2.33m) x 6'5 (1.96m)



Floorplans are indicative only - not to scale  
Produced by Plush Plans Ltd



## Travel Directions

Traveling west along Gallowhill Road from the junction with Kirkintilloch Road, past Moss Road on left onto Boghead Road and number 20 is on right.

## Viewing

Strictly by appointment.  
Please call our Property Department on 0141 204 2833

## EPC

D

## Council Tax

Band F.

## Interest

If, having viewed, this property is of further interest to you, please ask your Solicitor to note interest on your behalf., otherwise it may be sold without you having the opportunity to offer.

## Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



**FREE VALUATIONS  
CONVEYANCING QUOTES**

Telephone Miller, Beckett & Jackson on 0141 204 2833 - Fax 0141 221 6349

Offices at 190 St Vincent Street, Glasgow G2 5SP and 1 Alexandra Avenue, Lenzie G66 6BE