

22 Victoria Road

LENZIE, GLASGOW, G66 5AN



Located within one of Lenzie's most sought-after addresses on Victoria Road, this spacious three/four-bedroom semi-detached villa offers generous accommodation over two levels



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Located within one of Lenzie's most sought-after addresses on Victoria Road, this spacious three/four-bedroom semi-detached villa offers generous accommodation over two levels and presents an excellent opportunity for a wide range of buyers, particularly families or those seeking a home they can modernise and personalise to their own taste.

While the property would benefit from a degree of renovation and upgrading, it boasts fantastic potential and flexible living space throughout.

THE LOUNGE



Internally, the home is bright and airy, with natural light flooding every room. The welcoming formal lounge features a beautiful bay window overlooking the front garden, creating a bright and relaxing living space. Positioned adjacent to the kitchen, the dining room offers versatility and could easily be utilised as a fourth bedroom if desired.

THE DINING ROOM



THE KITCHEN & BOX ROOM



A particularly useful box room located off the hallway provides additional flexibility and could serve as a large storage cupboard or be converted into a convenient downstairs WC, subject to the appropriate permissions. The kitchen completes the ground-floor accommodation.





Upstairs, there are three generously proportioned bedrooms, all offering excellent space for free-standing furniture and flexible layout options. A family bathroom completes the upper level. Additionally, the property also benefits from a large attic space and could be converted, subject to obtaining the necessary planning and consents.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



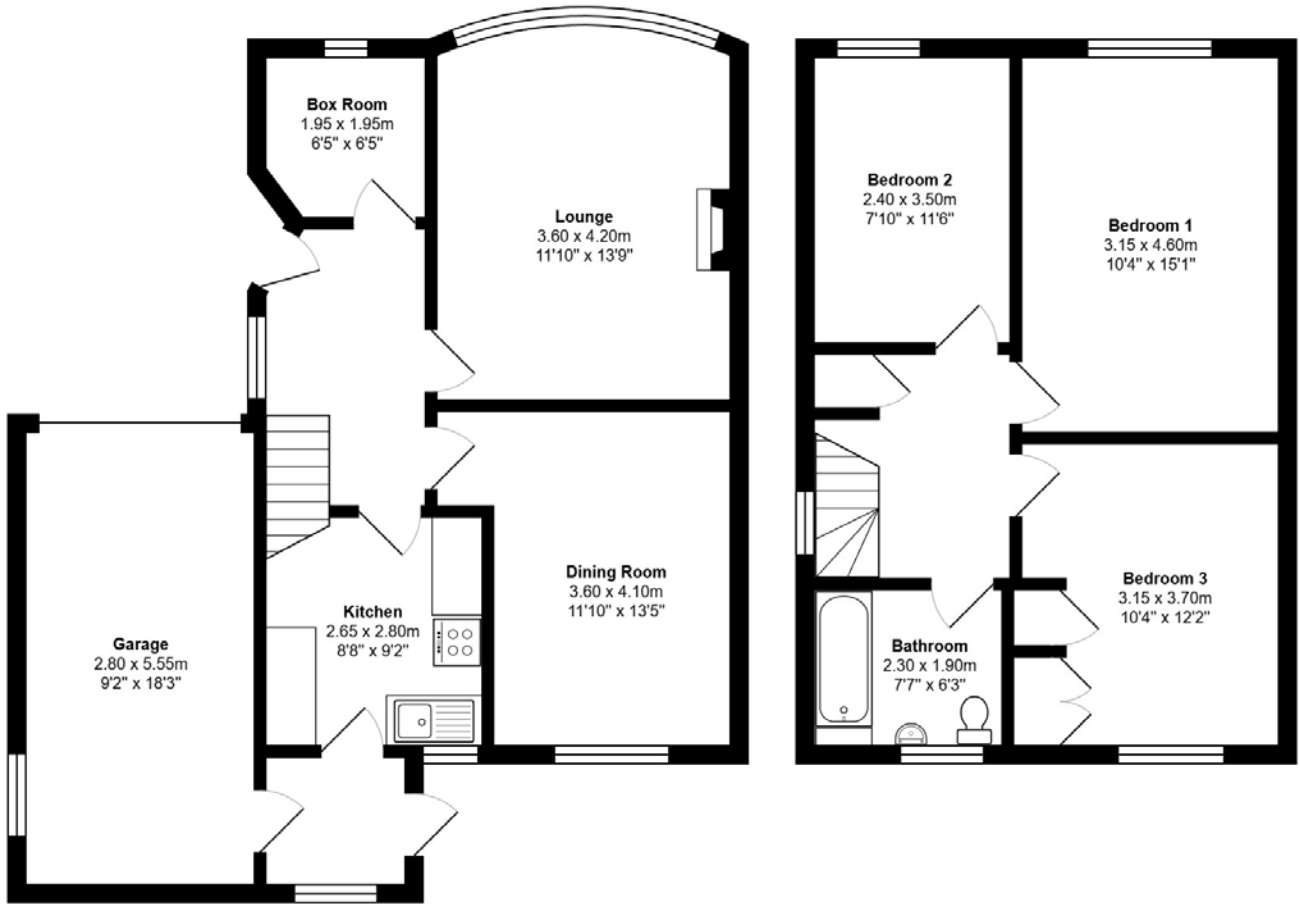
Externally, the property enjoys private gardens to the front and rear, a driveway providing off-street parking for multiple vehicles, and a garage.

This is a fantastic opportunity to acquire a substantial home in a highly desirable location with outstanding potential to create a truly wonderful family residence.

EXTERNALS

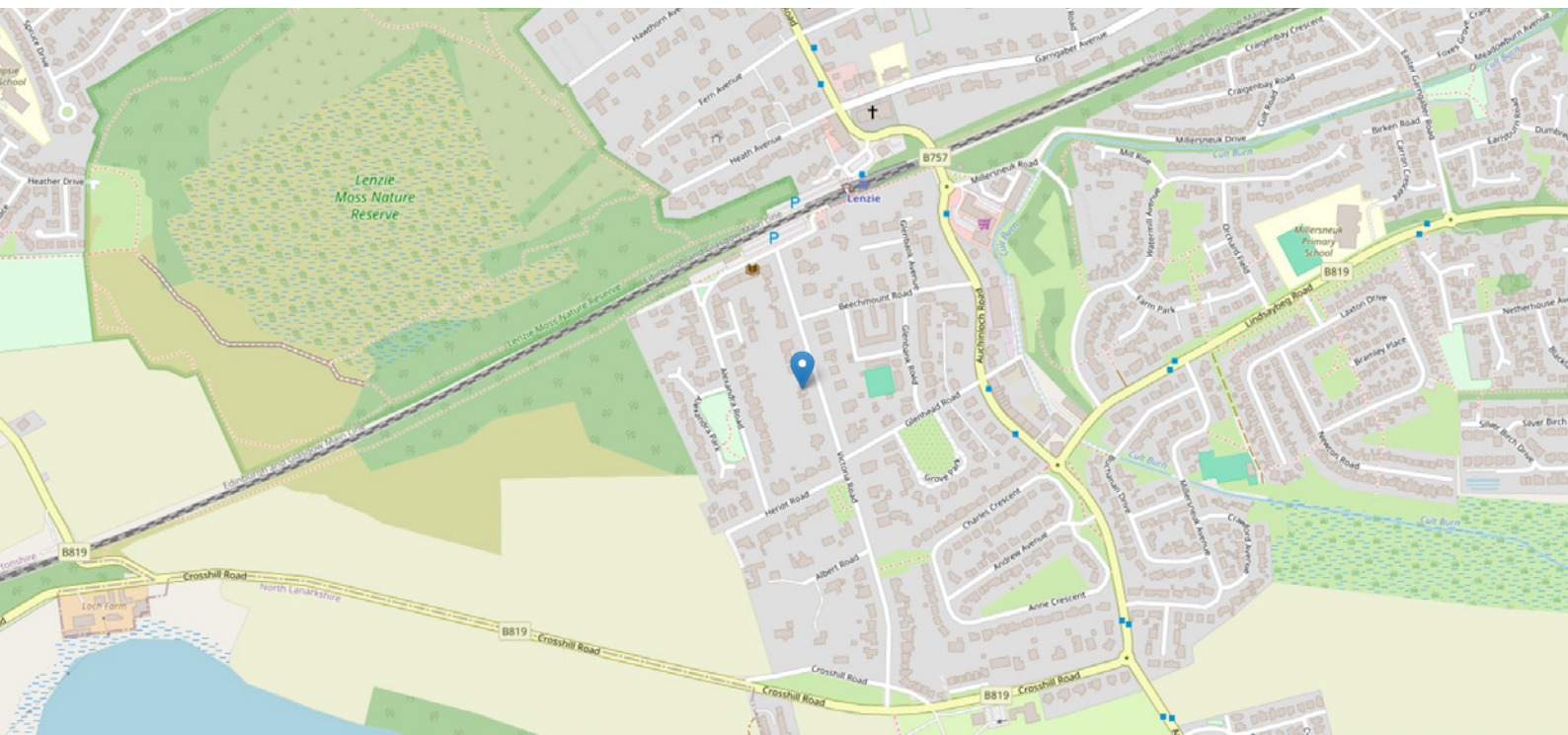


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 96m² | EPC Rating: E



THE LOCATION

The property enjoys a prime position within walking distance of local amenities, the train station, and highly regarded schooling, including Lenzie Meadow Primary, Holy Family Primary, Lenzie Academy, and St Ninian's High School.

Lenzie village offers a welcoming community atmosphere and a wide range of conveniences. Highlights include an award-winning delicatessen and restaurant, alongside a variety of independent shops and essential services such as a dentist, chemist, hairdressers, pub, and supermarkets. The area is particularly well known for its excellent local primary and secondary schools.

For leisure, residents can take advantage of nearby facilities, including a golf course, tennis courts, a bowling club, and easy access to Kirkintilloch Leisure Centre, all within walking distance.




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