



## 38 Craigenbay Road, Lenzie, Glasgow, G66 5JP

Fixed Asking Price £255,000

- \*\*\* Fantastic Residential Location \*\*\*
- Dining Kitchen with Utility Area
- GCH, DG and Adequate Storage including Loft Space
- EER - C
- 3 Bedroom Mid Terrace
- Downstairs Shower Room & Conservatory
- Lenzie Academy Catchment
- Spacious & Bright Lounge
- Generous Garden Plot with Garage/Parking to the Rear
- Close to All Local Amenities



# 38 Craigenbay Road, Glasgow G66 5JP

\*\*\* Similar Properties Urgently Required For Waiting Buyers !!! \*\*\* A beautiful family property located within the heart of the village, close to all local amenities. This 3 bedroom mid terraced has been immaculately presented and maintained by the current owner with numerous up-grades/improvements been carried out including an additional downstairs shower room.

Further benefits include parking to the rear and a spacious conservatory. Early viewing is strongly recommended to avoid disappointment. EER - C



Council Tax Band: D



Beautifully presented and well maintained mid-terrace villa, enjoying an excellent location within this popular and highly sought-after residential area of Lenzie, close to all local amenities.

Properties in this vicinity appeal to a wide variety of buyers making early viewing essential. The current owners have created a wonderful family home adding an additional downstairs shower room and conservatory to the rear.

The well-planned internal layout, provides a generous feel throughout is complemented by a slightly elevated and spacious plot.

Accommodation comprises: welcoming reception hall, spacious lounge which runs the entire length of the house, reconfigured fitted kitchen/dining area, with utility space which leads to the conservatory. Completing the ground floor is the stylish shower room, ideal for a growing family.

On the first floor there are three well-proportioned bedrooms and the house bathroom. This attractive home is further enhanced by gas central heating, PVC double glazed window frames and gardens to front and extensive rear plot, which is fully enclosed, providing a good degree of privacy for relaxing and/or entertaining (complete with summerhouse). To the rear of the property is also a private lane allowing off street parking.

#### Room Dimensions

Entrance Hall

Lounge - 5.60m x 3.36m

Dining Kitchen - 3.25m x 3.70m

Conservatory - 2.95m x 5.2m

Downstairs Shower Room - 1.92m x 2.17m

Master Bedroom - 3.86m x 2.93m

Bedroom 2 - 3.39m x 2.91m

Bedroom 3 - 2.71m x 2.50m

Bathroom - 1.92m x 1.68m

#### Location

The property is conveniently placed for easy access to a host of local amenities which include schools at both primary and secondary levels, including Lenzie Meadow and the prestigious Lenzie Academy, shops, golf course and excellent public transport services including Lenzie train station. Kirkintilloch town centre is only a short distance away and offers a wider range of amenities including leisure centre, supermarkets, museum, a marina and host of popular bars and restaurants. In addition to this, there are excellent road links close by giving easy access to Glasgow City Centre and the Central Belt motorway network system.

The Energy Performance rating on this property is C

Home Report Available on Request

Viewings Strictly By Appointment

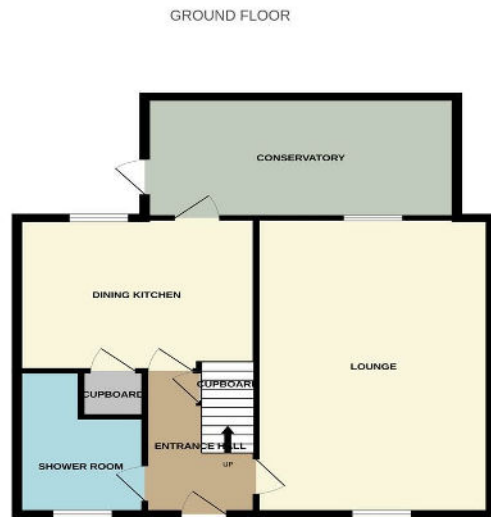
All Offers To Be Submitted in Writing Via the Office.

CODA Estates provides a free valuation service and have an extensive database of active buyers looking to purchase in the area. If you are considering selling your own home please telephone 01417751050

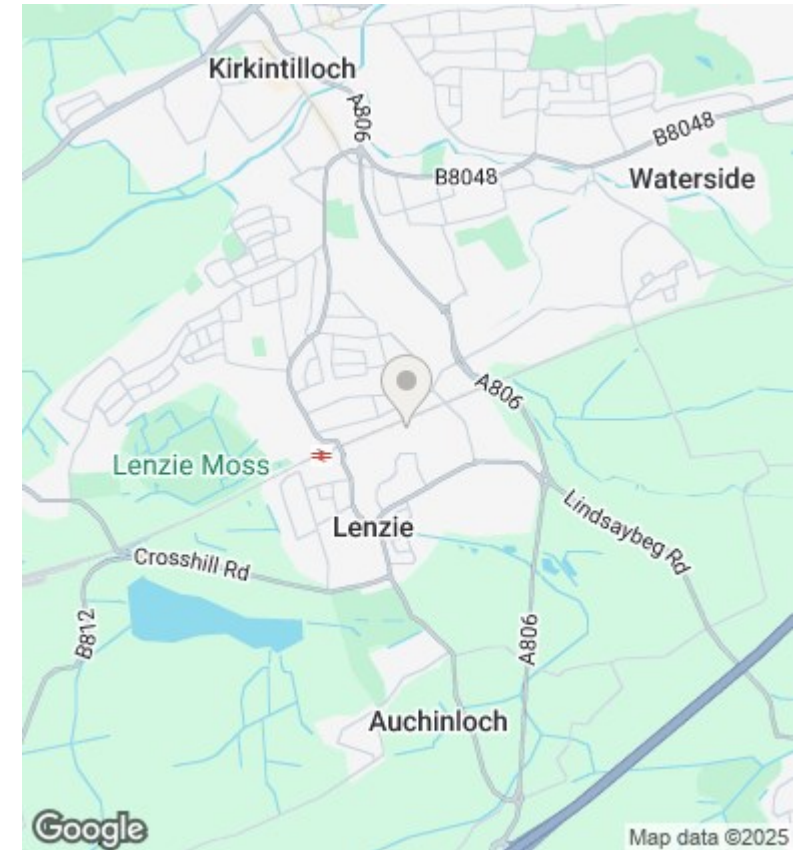








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

## Viewings

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

## Council Tax Band

D

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	