



## 13 Craigenbay Road, Lenzie, Glasgow, G66 5JN

Offers Over £265,000

- Attractive Semi-Detached Villa
- Open Plan Dining Kitchen/Dining Area (with pantry)
- Landscaped Garden (South Facing Rear Plot)
- EER - C
- Contemporary Styling Throughout
- Modern Bathroom with Vanity Storage
- GCH, DG, Driveway & Garage
- Spacious Lounge with Feature Fireplace
- Lenzie Academy Catchment
- Excellent Residential Location

# 13 Craigenbay Road, Glasgow G66 5JN

\*\*\* Tasteful Family Home \*\*\* The current owners have created the most wonderful family home which is located in a delightful residential location close to all amenities. This well maintained and presented property provides functionable living over two levels making early viewing imperative. EER - C



Council Tax Band: E



Enjoying a quiet location yet conveniently placed for local amenities including schooling and transport links this semi-detached villa is presented to the market in wonderful order throughout.

The front door opens into a hallway with stairs off to the upper landing. The lounge is a well appointed bright room located to the front of the house with an attractive feature fireplace. Beyond the lounge at the rear of the ground floor is a wonderful open plan dining kitchen. The kitchen has a range of stylish modern units and ample space for a large dining table and chairs. The kitchen benefits from a large range cooker and a number of housed appliances. Upstairs; there are three generously proportioned bedrooms and a stylish bathroom with over bath shower, vanity storage and decorative tower radiator.

#### Further Selling Features

- \* Freshly rendered in 2024
- \* Sharp fitted wardrobes installed in the master bedroom
- \* Planning permission granted for a garden room

Externally the property has attractive gardens to the front and a driveway to the side for off street parking, there is a detached garage at the rear of the property. The south facing rear gardens have been thoughtfully landscaped and are fully enclosed creating an ideal environment for children and pets.

#### Room Dimensions

Entrance Hall

Lounge - 4.43m x 3.48m

Dining Kitchen - 5.62m x 2.71m

Master Bedroom - 3.88m x 3.19m

Bedroom 2 - 3.33m x 3.19m

Bedroom 3 - 2.79m x 2.38m

Bathroom - 2.83m x 1.83m

#### 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

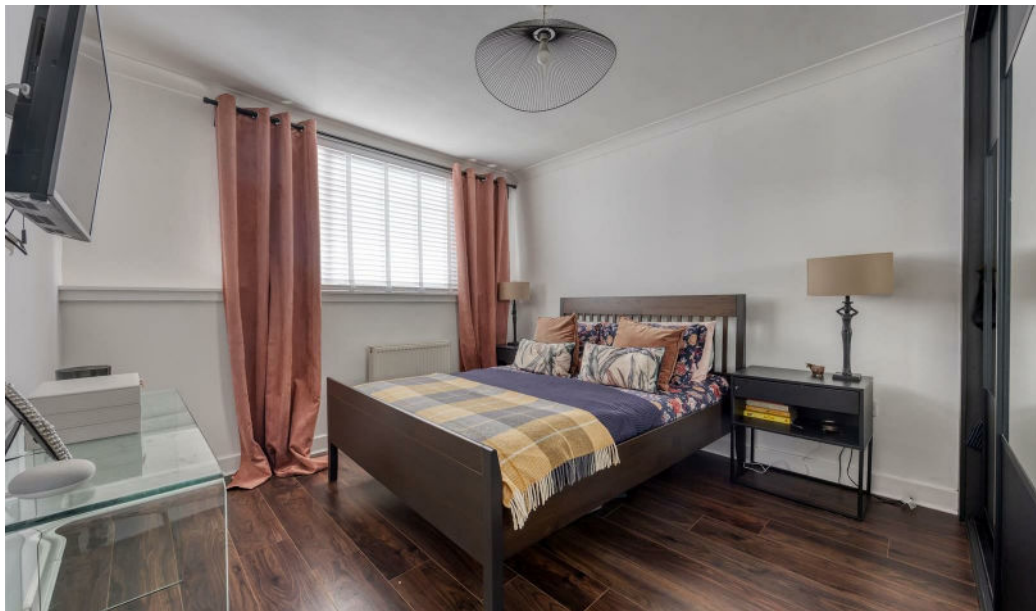
Home Report Available on Request

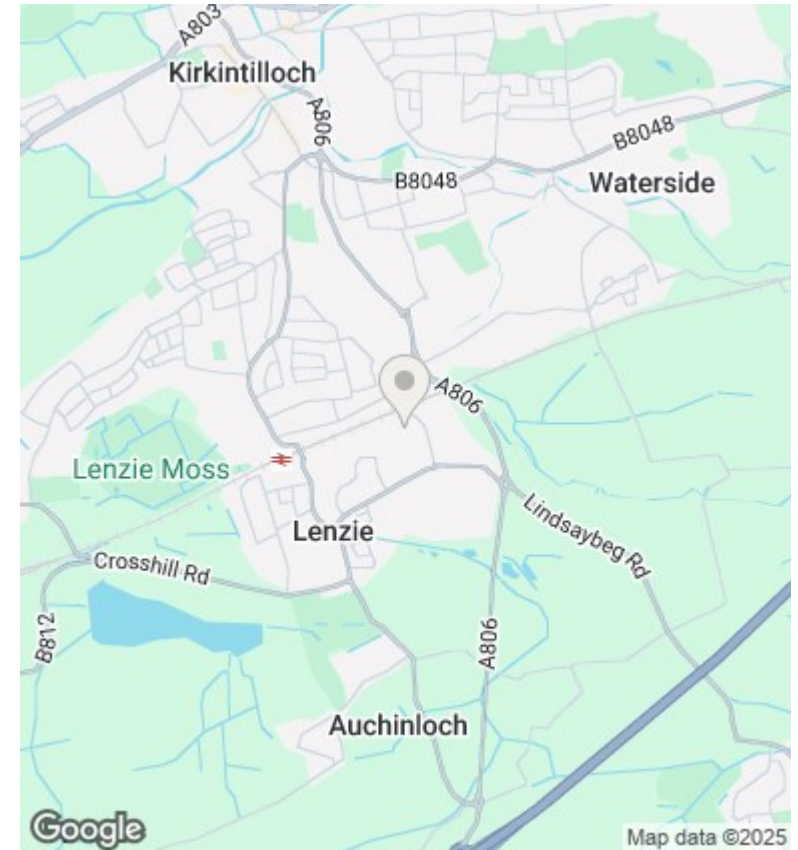
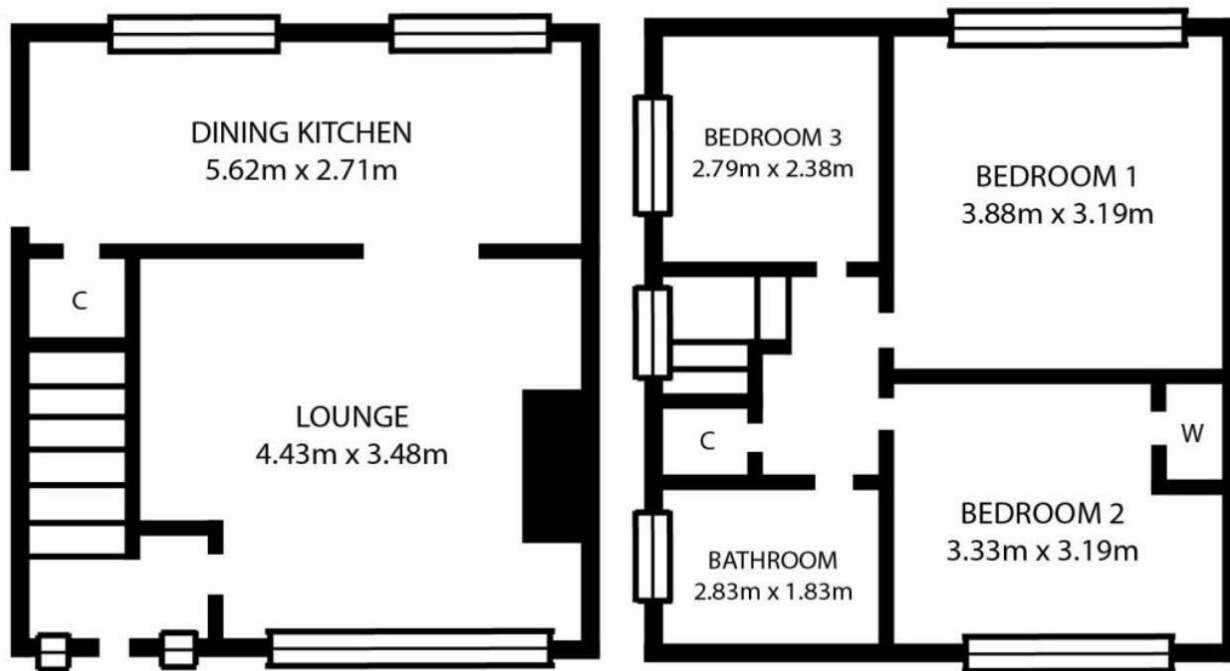
Viewings Strictly By Appointment

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







## Directions

## Viewings

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

## Council Tax Band

E

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C	71	
(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	