



14 Silver Birch Drive, Lenzie, G66 5BS

Offers Over £615,000

- Executive CALA Property - "The Dewar SE"
- Opulent Formal Sitting Room
- 5 Double Bedrooms - 2 En-suite
- Utility Room, Downstairs w/c & Private Driveway
- Close to All Local Amenities
- Highly Desirable Development
- Open Plan Kitchen/Dining/Family Room with Bi-Fold Doors
- Additional Reception/Lounge
- Landscaped Gardens with Decked Seating Areas
- EER - C

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Exclusive to the market is this large and well-proportioned detached villa located within Orchid Park. The prestigious address of Silver Birch Drive is within this desirable CALA development, itself perfectly positioned for all local amenities and in the sought after Lenzie Academy catchment area.



5



3



3



C

Council Tax Band:



Exclusive to the market is this large and well-proportioned detached villa located within Orchid Park. The prestigious address of Silver Birch Drive is within this desirable CALA development, itself perfectly positioned for all local amenities and in the sought after Lenzie Academy catchment area. The property is set in a delightful residential area, surrounded by beautiful countryside, with Lenzie train station, which is on the main Glasgow-Edinburgh line, is around a 10-15 minute walk (approximately 1 mile), and is ideal for those who commute. In addition, Lenzie has excellent road links to Glasgow, Stirling and Edinburgh via the M80 and M8 motorways.

The design of this stunning property has been thoughtfully planned for the rigours of a modern lifestyle, combining a spacious, practical and adaptable internal layout. Tastefully decorated throughout, this home offers extensive living accommodation with a versatility of uses. The 'Dewar SE' offers accommodation that can easily be adapted to suit a wide variety of family needs. Extending to 3 reception areas, 5 bedrooms, and 3 bathrooms (2 en-suite)

The family accommodation boasts various upgrades throughout including bathrooms (furnished with Laufen ceramics, porcelanosa tiles and fitted mirrors), quality light fittings, engineered oak flooring and luxurious carpeting. The accommodation layout comprises a bright and spacious reception hallway with the downstairs cloakroom and WC off the hall. French doors open to the formal sitting room with feature wall, fireplace and gas fire. A second set of french doors open to the landscaped gardens. Continuing along the entrance hall leads through to the impressive open plan fitted kitchen/dining/family room area, fitted with numerous integrated Siemens appliances. A separate utility room houses full laundry facilities and leads through to the garage conversion which is now a spectacular south facing lounge. Furthermore, the well-proportioned dining/family area offers direct access to the rear garden via contemporary bi-fold doors.

The stairway leads to a large gallery landing on the first floor. With neutral carpeting throughout, there

are 5 double bedrooms, two of which have en-suite and an additional family bathroom with four piece suite including a separate shower cubicle. The spectacular master bedroom suite features a south facing Parisien balcony, dressing area with fitted wardrobe storage, and generous en-suite with large shower. The guest bedroom with en-suite shower-room also benefits from built-in wardrobe storage, as do the third and fourth bedrooms. The fifth bedroom whilst still a double in proportions is currently utilised as a home office.

This outstanding family home is further enhanced by higher-than-average ceiling height throughout, a private mono-block driveway with parking for three cars, an eco-friendly hybrid heating system (air source heat pump and gas combi-boiler), and EV charger.

The property is set within a spacious plot. The rear garden has been fully landscaped laid mainly to lawn, with two separate decked patio seating areas. The rear garden is fully enclosed, ideal for young children and family pets.

This CALA development has matured into a safe and family-friendly community, with well-maintained communal grounds, park and easy access to local country-side walking paths and cycle routes.

Schooling

Silver Birch is situated a short walk from the highly reputable Millersneuk Primary School. The property also lies within the catchment area of Holy Family Primary School, Lenzie Academy and St. Ninians High School.

Location

Located in the popular CALA development, Silver Birch Drive is an attractive address, occupying a convenient position close to the village. The property is perfect for those looking to reside within close proximity of good schools and local amenities, yet wish to enjoy the privacy and tranquillity of a most private residence. Lenzie is ideally situated for commuting to and from Glasgow and Edinburgh. Lenzie train station provides a service to and from Glasgow Queen Street and Edinburgh Waverley. The

nearby M80 provides swift access into Glasgow city centre and motorways east and north.

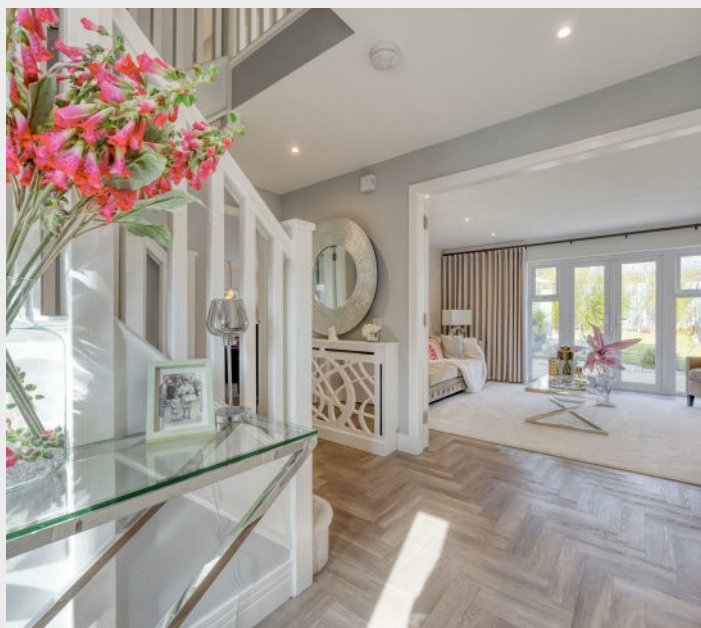
Home Report Available on Request

EER - C

Council Tax - EDC Band G

Viewings Strictly By Appointment

If you are interested in viewing this property please contact our offices direct on 0141 775 1050. Property to sell? One of our expert team would be happy to provide you with a free valuation and we can discuss our selection of professional selling packages







Directions

Viewings

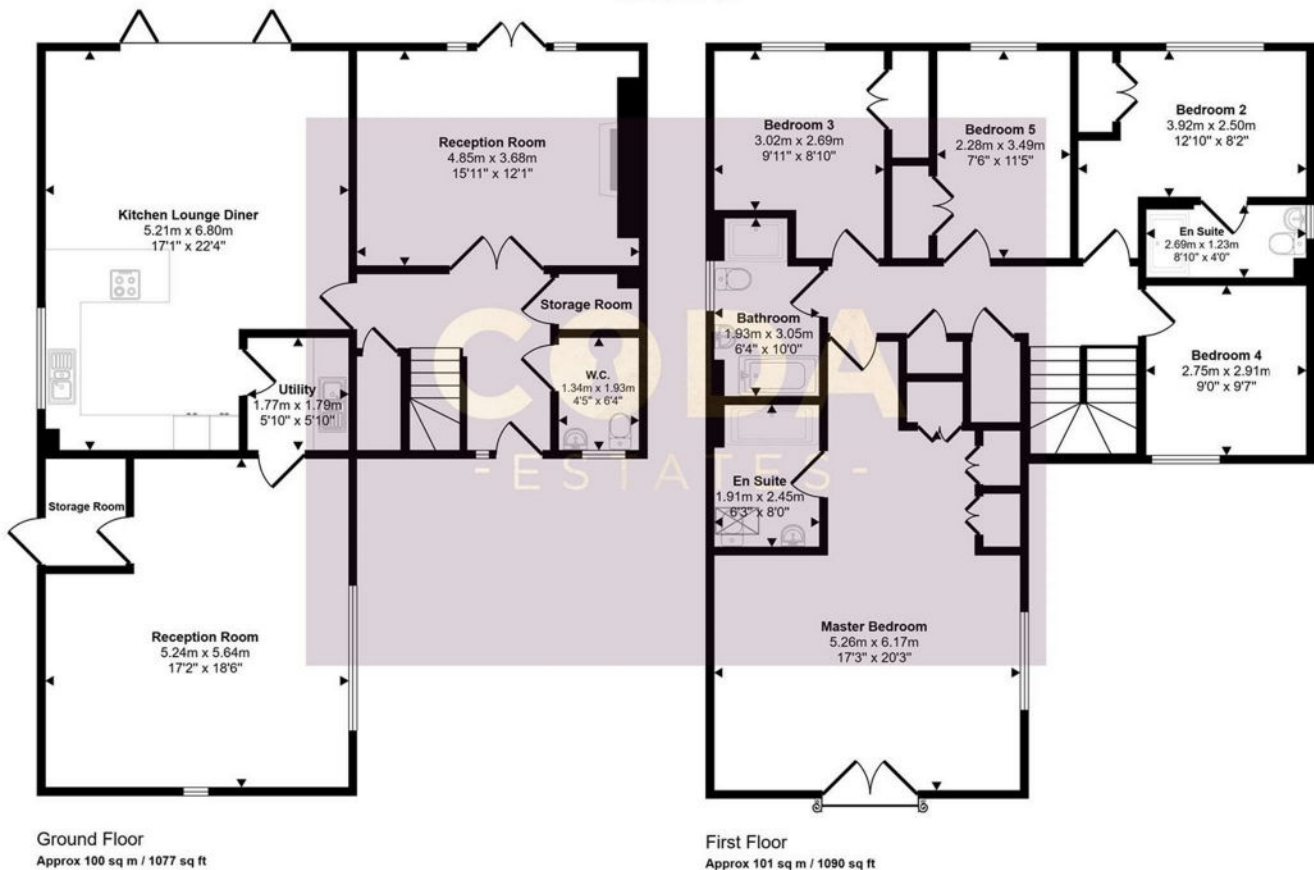
Viewings by arrangement only. Call 01417751050 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	85
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC

Approx Gross Internal Area
201 sq m / 2167 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and