



8 Glenwood Place, Lenzie, Glasgow, G66 4DT

Offers Over £170,000

- Semi-Detached Home
- Contemporary Fitted Kitchen with Appliances
- Conservatory Extension
- Beautiful Outlook to the Nearby Campsie Hills
- Close to All Local Amenities
- Front Facing Lounge
- 2 Bedrooms with Storage
- Private Rear Garden and Driveway
- Proximity to Excellent Transport Links
- EER - D

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Nestled in the charming area of Glenwood Place, Lenzie, this delightful semi-detached home offers a perfect blend of comfort and convenience. Spanning an inviting 615 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for small families, couples, or individuals seeking a peaceful retreat.

Glenwood Place is well-positioned, offering easy access to local amenities, schools, and transport links, ensuring that everything you need is within reach. This property presents a wonderful opportunity to enjoy a comfortable lifestyle in a sought-after location. Whether you are looking to buy or rent, this semi-detached house is a must-see for anyone seeking a lovely home in Lenzie.



Council Tax Band: C



Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a homely feel throughout. Off the lounge is the well appointed kitchen, offering a range of floor and wall mounted units, and integrated appliances including oven, gas hob with extractor, washing machine, and fridge freezer. Taking advantage of the beautiful views of the Campsies to the rear of the property is the large conservatory with full height glazing and tiled floor. Upstairs you'll find two well portioned bedrooms, both with storage and the 3 piece family bathroom with shower over bath. Further benefits internally include GCH and DG. Externally the property boasts a low maintenance tiered garden to the rear with a timber storage shed, private driveway to the side, and a small front garden laid mainly to lawn.

Lenzie is known for its friendly community atmosphere and excellent local amenities, including shops, schools, and parks. Located off Boghead Road, Pinewood Avenue is well placed close to Campsie View Primary School and within easy reach of Lenzie Meadow Primary and Lenzie Academy. The many and varied amenities of both Lenzie and Kirkintilloch are within easy reach. Lenzie is conveniently placed within easy reach of Glasgow city centre and Edinburgh. Lenzie train station is nearby which offers a regular main line service to Glasgow Queen Street in 9 minutes and Edinburgh Waverley in approximately 30 minutes. The M80 is just a short drive away connecting to the main M8 motorway with links across central Scotland. There is also a regular bus route to Glasgow city centre and neighbouring villages. Lenzie also offers various leisure facilities including a golf course, rugby club, tennis courts, bowling club and is a short walk to Kirkintilloch Leisure Centre. The property is perfectly positioned to benefit from all of the village amenities.

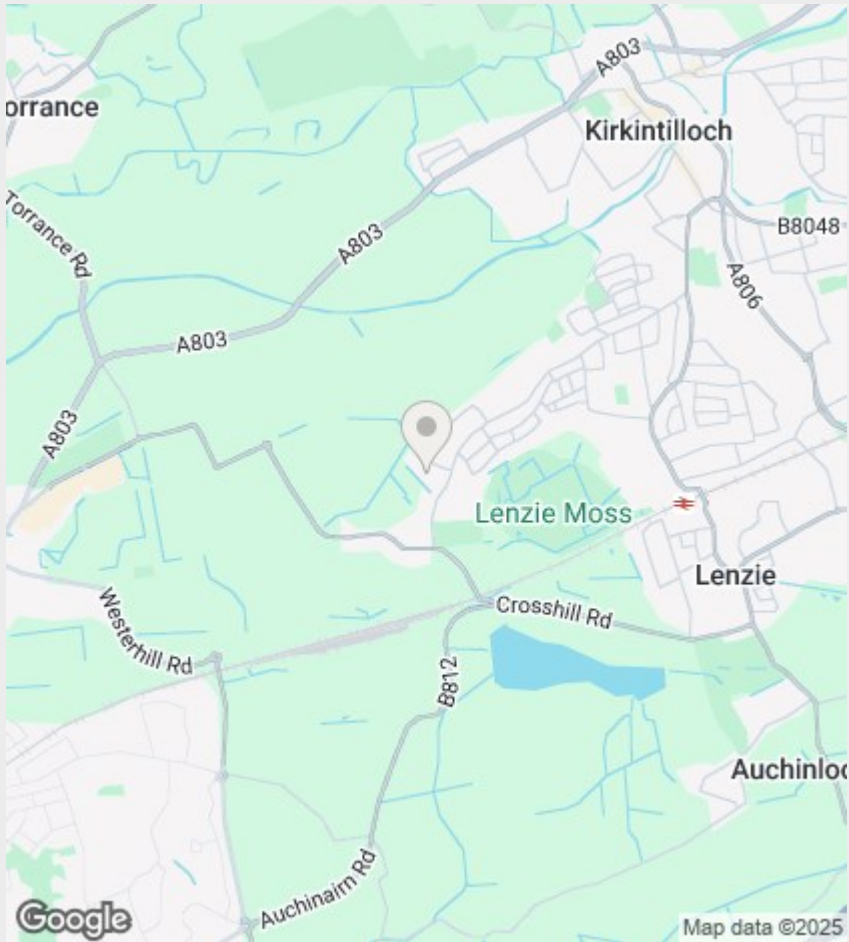
Home Report Available on Request

EER - D

Council Tax Band - C

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

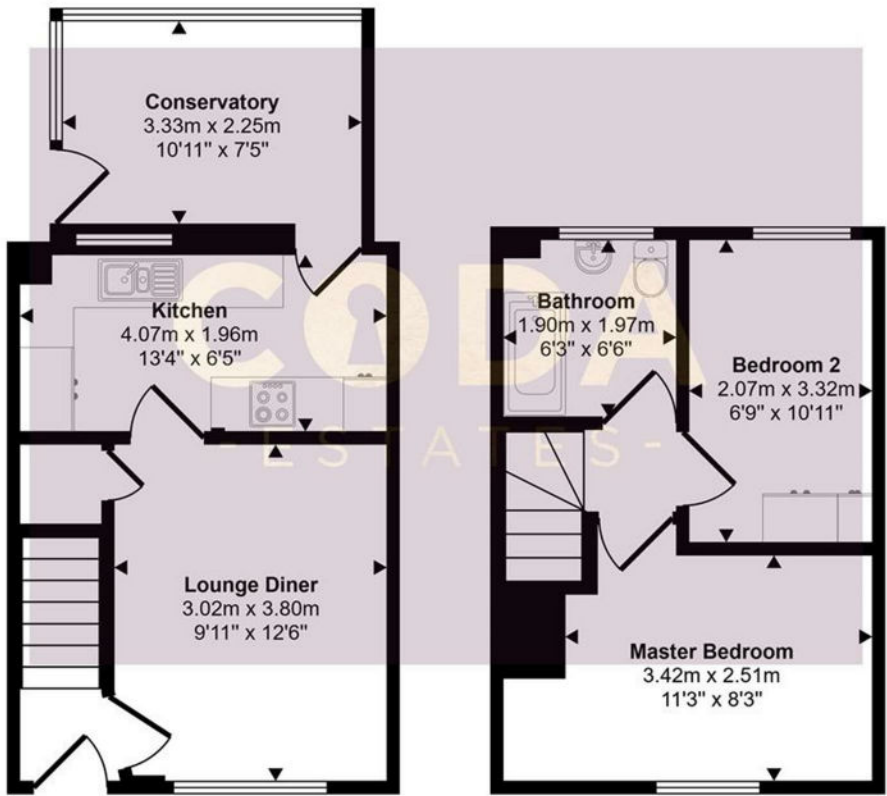
Viewings

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

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC



Ground Floor
Approx 33 sq m / 351 sq ft

First Floor
Approx 25 sq m / 264 sq ft