

LYNEDOCH

LARCH AVENUE
LENZIE



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Lynedoch

LYNE DOCH



4 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

Corum are delighted to present to the market Lynedoch - a stunning detached stone built bungalow, which is beautifully presented and features contemporary décor throughout. Situated in one of Lenzie's most prestigious addresses, within close proximity to Lenzie Academy, this exclusive road is lined with a handful of bespoke properties, all which are named individually.

The accommodation is formed over one level and comprises:- spacious and bright hallway and open plan kitchen, featuring island, induction hob and integrated appliances, including dishwasher by Logic, larder fridge and larder freezer by Electrolux and oven, with warming drawer, steamer and microwave by Neff. There is a well designed dining room, located off the kitchen, with glass panelled double doors leading into the lounge, providing the best of open plan living. Both the kitchen and lounge have full length windows and French doors, allowing natural light to stream in and giving access onto a spacious decked area in the rear garden. The property also has four good sized double bedrooms. The principal bedroom, which is the largest of all the bedrooms, has a beautiful feature window and also benefits from an en-suite with rainfall shower, sink within vanity unit and WC. In addition, there is a utility area, a contemporary family bathroom, with walk-in shower, whb, bath and WC.

The property further benefits from a new boiler, gas central heating, double glazing and sizeable loft space that extends to the footprint of the whole house, thus giving the option to extend upwards, subject to the necessary planning permissions.

The property is initially accessed via double gates, providing access to a monoblocked driveway. A further set of double gates at the end of the driveway provide access to a single garage and the beautiful, secure, rear garden, which features a large decked area, providing plenty of space for garden furniture. Beyond the decked area, there is a level lawn, surrounded by mature hedge and trees, providing privacy.

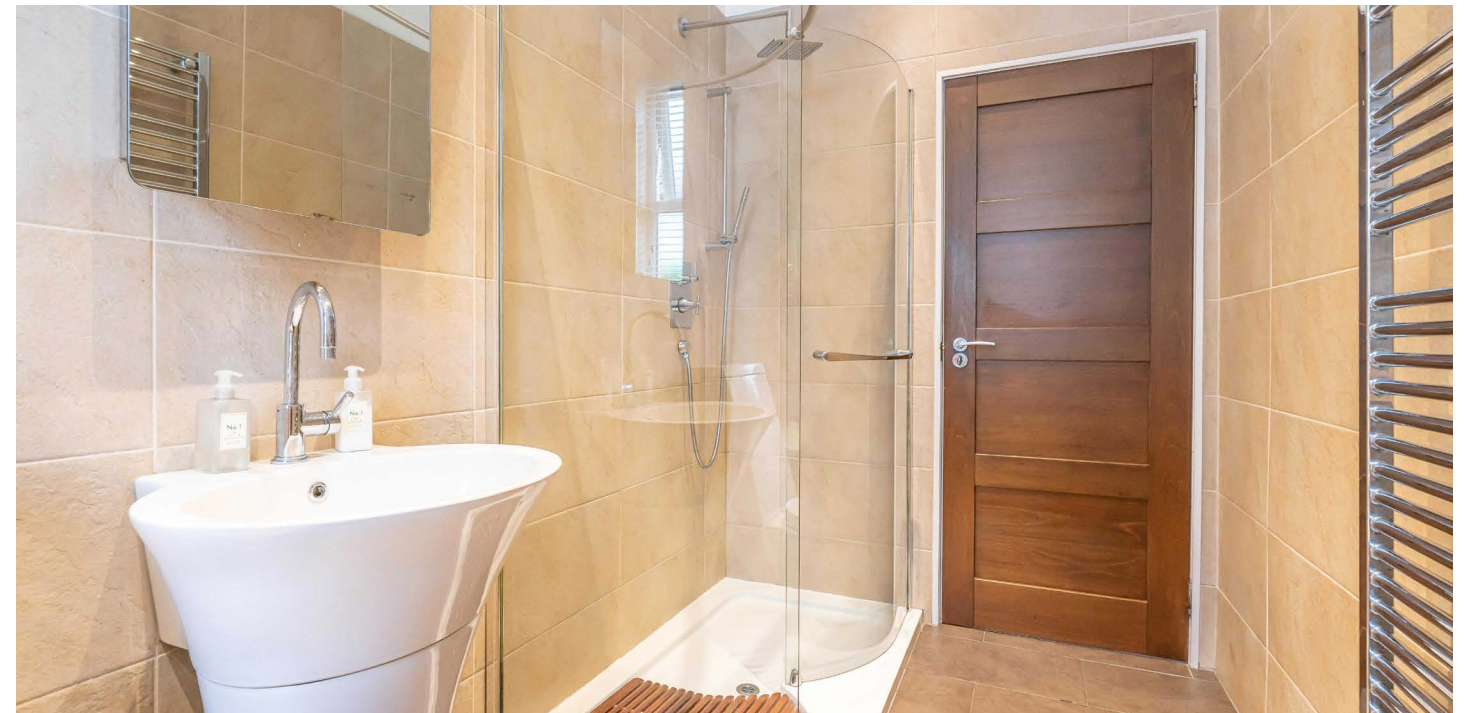


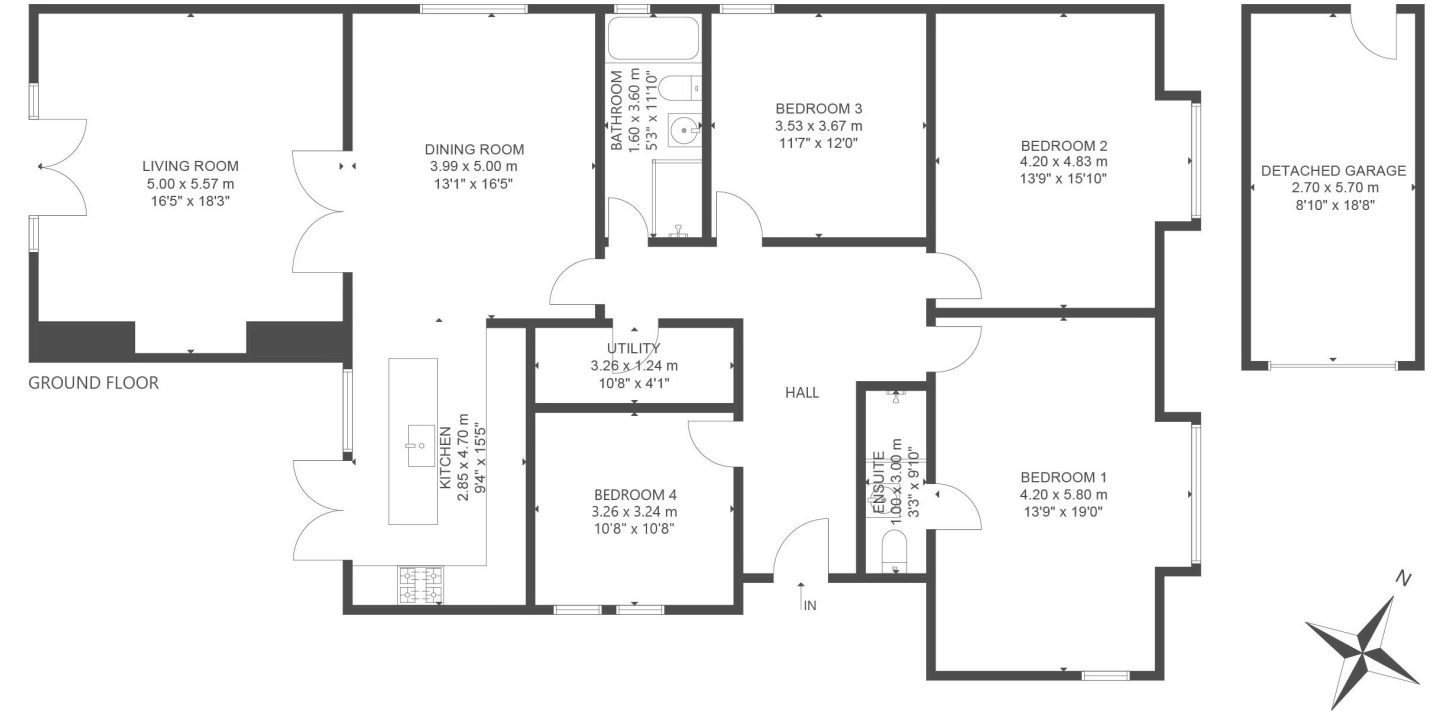










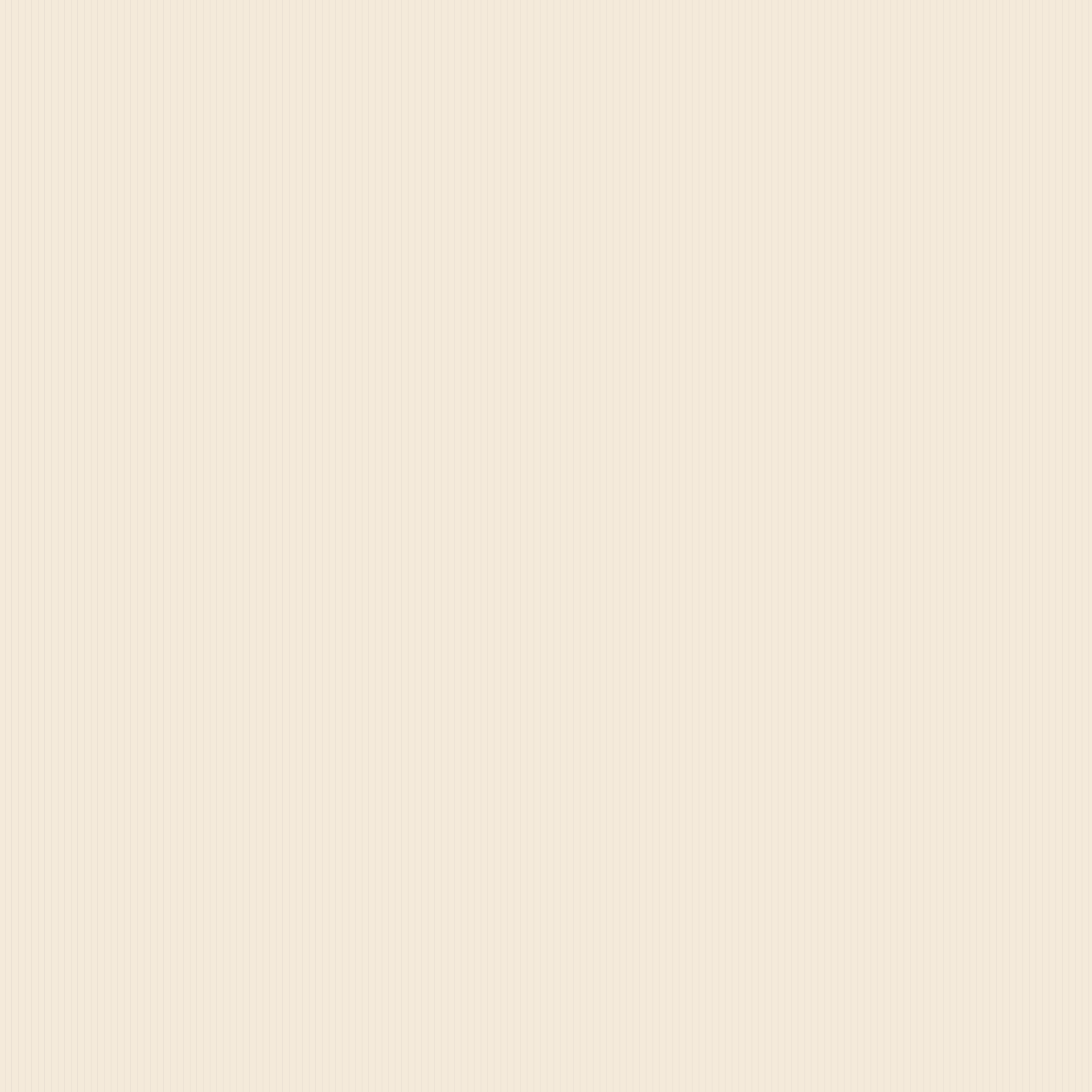


Local Area

The property falls within the catchment area for the excellent Lenzie Academy, Lenzie Meadow Primary and Holy Family Primary and is close to local shops, cafés, restaurants and Lenzie Railway Station. Lenzie also offers various leisure facilities, including a golf course, tennis courts and bowling club. The neighbouring town of Kirkintilloch offers a wider range of amenities including shops, supermarkets, marina, leisure centre and a host of bars and restaurants. In addition to this, there are excellent road links nearby allowing easy access to Glasgow City Centre and the Central Belt motorway network system.

BD3407 | Sat Nav: Lynedoch, Larch Avenue, Lenzie, G66 4HT

* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.





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