

52  
VICTORIA ROAD  
LENZIE

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- 5 | BEDROOMS
- 3 | BATHROOMS
- 3 | PUBLIC ROOMS

**Number 52 Victoria Road is a magnificent and extremely handsome ‘B’ Listed, blonde sandstone, semi-detached villa, positioned in the heart of the prestigious Old Lenzie Conservation Area. Victoria Road is long regarded as one of Lenzie’s premier addresses, lined with substantial and elegant family homes. The property is ideally situated to take advantage of Lenzie Railway Station, which is a short walk away, and highly regarded schooling at Lenzie Meadow Primary and Lenzie Academy, both within easy walking distance. Retaining a wealth of original period features, including intricate cornice work, deep moulded skirtings and elegant architraves, this magnificent home is presented in immaculate condition, offering a seamless blend of timeless character and modern convenience.**

The impressive and meticulously presented accommodation spans three principal levels and offers flexibility in arrangement. On the ground floor, the accommodation comprises an entrance vestibule, leading into a grand reception hallway, and a beautiful formal lounge, featuring an oriel bay window to the front, stunning ornate cornicing and wonderful focal point fireplace, with open fire. To the rear of the home, there is a stunning, high spec open-plan, modern kitchen, with a large dining area, extending into the garden, a second reception room, currently utilised as a home office, but could be adapted as bedroom five, and an additional sitting room. Completing the accommodation on this level, there is a wonderful ground floor WC, with sleek in built storage.

The first floor reveals a generous landing, with beautifully fitted, spacious fitted storage, three generous double bedrooms, including a quite superb principal bedroom to the front, featuring a bay window, fitted wardrobes, a dual aspect and wonderful cornicing, and a flawless contemporary shower room, with three-piece suite. A further staircase leads up to the upper level, where there is a further large double bedroom and a stylish bathroom, with three-piece suite, including bath and overhead rainfall shower.

Externally, this beautiful family home occupies a particularly large and completely level plot, boasting a high degree of privacy. The large rear garden is completely enclosed, comprising a large lawn, patio areas and established beds and borders. To the front, there is a large, gravelled driveway, affording space for multiple vehicles.

The specification includes gas central heating and double-glazed sash and case windows.

A beautiful, characterful family home, in one of Lenzie’s most sought-after addresses - early viewing is highly recommended.

























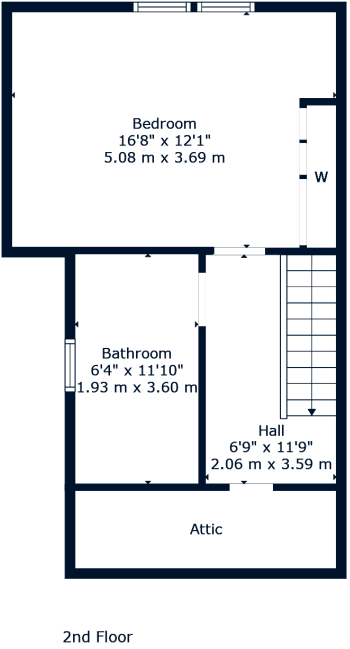
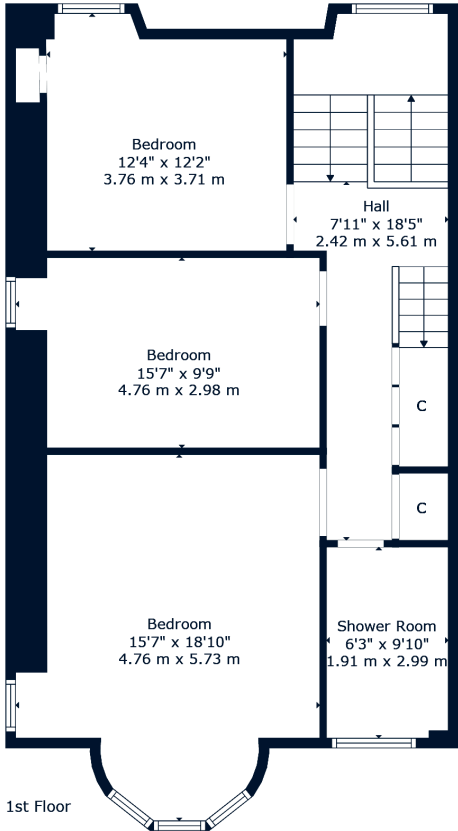
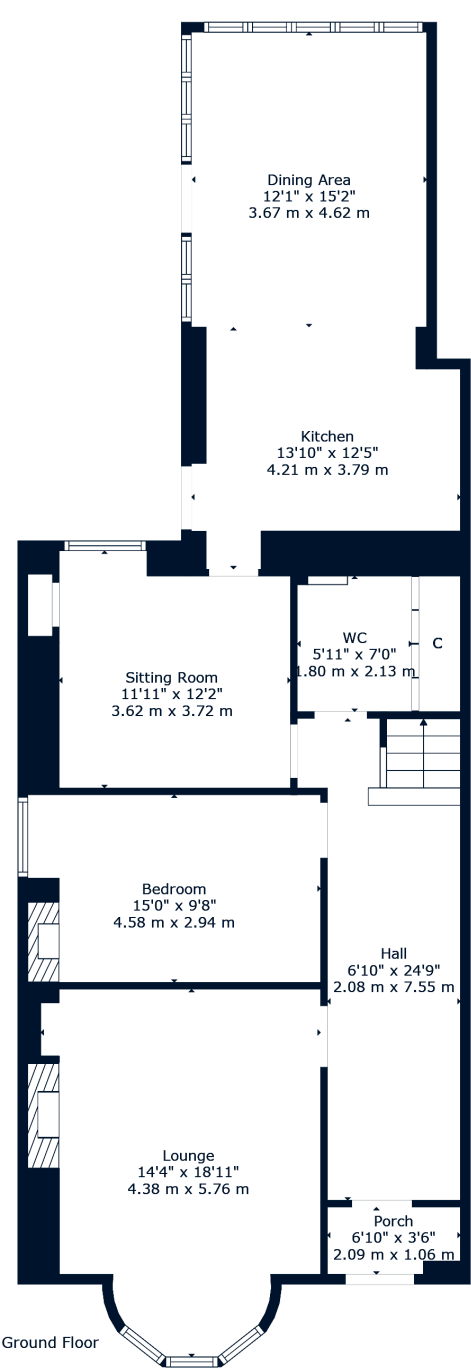












### Local Area

Victoria Road enjoys a prime position in the very heart of Lenzie, placing it within easy walking distance of a wide range of local amenities, including shops, cafés, bars, restaurants, and Lenzie train station. Well suited for commuters, the town offers swift and convenient access to Glasgow, Edinburgh, and other central belt destinations by both road and rail. The area is also renowned for its excellent schooling, with highly regarded primary and secondary schools nearby. Residents benefit from a wealth of recreational options close to the village, including golf courses, scenic local walks, and the well-equipped Kirkintilloch Leisure Centre.

**BD3872** | Sat Nav: 52 Victoria Road. Lenzie, G66 5AP

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







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