

# TOWN & COUNTRY

16 Glenbank Road Lenzie



## 16 Glenbank Road Lenzie, G66

- Family room ■
- Lounge ■
- Kitchen ■
- Conservatory ■



An opportunity to acquire an admired sandstone Victorian property in one of Lenzie's favoured addresses.

Believed to be one of Lenzie's oldest buildings, being one half of the former collegiate school house, this grade II listed property lies in a Conservation area.

The property displays a raft of features including two large reception rooms, conservatory, en suite bathroom, beautifully manicured gardens and garage.

The house occupies a picturesque setting backing onto Lenzie Bowling Club green.

The reception hallway provides access to the lounge, two bedrooms and the shower room. The generously proportioned lounge with large triple feature window overlooks the front gardens. The family room / dining room is adjacent to the lounge and looks out onto the front gardens and features patio doors leading out onto the side gardens. The kitchen displays a range of units with a full complement of appliances, looking out onto the Bowling Green. The conservatory commands a fine open outlook and direct access onto the beautifully tended gardens. There are two double size bedrooms in the property, both of which have fitted wardrobes. The master bedroom features an en suite bathroom. The shower room completes the accommodation. Gas central heating system. A fitted alarm system is currently in operation.

The large garage features an electric up n' over door. There is also a separate car port for additional parking. An outside self contained office and adjacent store room, provide many options for the buyer. There is a drying green within the side garden.

The property is set in a very mature garden. The gardens feature a well prepared lawn with mature, colourful herbaceous border and patio areas. The garden is secure for children and dogs and is screened from neighbouring properties by mature trees and hedging, thereby offering a high degree of privacy.

Lenzie train station is situated a short walk from the house, with a regular service provided to and from Glasgow Queen Street. Edinburgh Waverley is accessed via a link from Croy train station from Lenzie.

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[www.rightmove.co.uk](http://www.rightmove.co.uk) [www.zoopla.co.uk](http://www.zoopla.co.uk) [www.s1homes.com](http://www.s1homes.com)

## HOURS OF BUSINESS

Monday 9am - 6pm

Tuesday 9am - 6pm

Wednesday 9am - 6pm

Thursday 9am - 6pm

Friday 9am - 5pm

Saturday 11am - 3pm

Sunday 12pm - 3pm

EPC RATING: Band E

### RECEPTION HALLWAY

LOUNGE 4.73m x 4.32m

DINING ROOM 5.81m x 3.47m

FITTED KITCHEN 3.82m x 2.56m

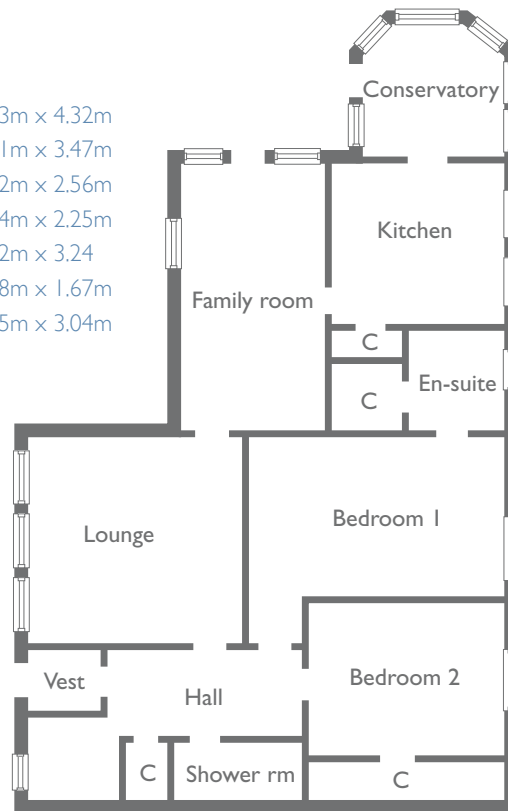
CONSERVATORY 3.54m x 2.25m

BEDROOM 1 4.22m x 3.24

EN SUITE 3.08m x 1.67m

BEDROOM 2 3.05m x 3.04m

SHOWER ROOM



## Travel Directions

### FOR SAT NAV G66

From the Agents branch in Lenzie proceed south under the railway bridge onto Auchinloch Road. Turn right onto Beechmount Road. Turn left onto Glenbank Road, where the property can be found on your right hand side.

We have prepared these particulars in good faith to give a broad description of the property. Please note that we have not carried out a survey of the property, nor have we tested any of the services or appliances, but have relied upon our brief inspection and upon information supplied to us by the vendors. Accordingly, it is not intended that these particulars should be relied upon as a representation of facts or that they should have contractual status, and for example (i) The description of the property are intended to be a guide rather than a detailed and accurate report and inventory. (ii) Floor plans, measurements, areas and distances are intended to be approximately only. (iii) Photographs have been taken with a wide angle lens camera and are not necessarily comprehensive, accurate or current. (iv) No representation or warranty is given as to the title or as to the existence or otherwise of any planning consent, building regulation approval or other statutory permission. If there is any particular aspect of the property about which you would like further information, we invite you to discuss this with us, especially before you view and / or survey the property.