

# TOWN & COUNTRY

9 Coralmount Gardens Lenzie



[www.townandcountryestateagents.net](http://www.townandcountryestateagents.net)

## 9 coralmount gardens lenzie G66 3JW



Lounge



An individually designed detached villa (183 square metres) occupying the most admired position at the head of this upmarket cul-de-sac.

Coralmount Gardens is made up of Architect designed detached villas on varying sized plots, well positioned close to Luggie Park and Kirkintilloch town centre.

The present vendors have thoroughly modernised the house in recent years, resulting in an exceptional family home.

The property provides a breath taking interior of 7 formal apartments, together with 3 bathrooms and a double car garage.

The house boasts an array of impressive features including solid oak flooring, doors, facings and skirting's as well as fitted spot lights throughout the house.

Accommodation comprises broad reception hallway which leads through to the dining room, family room / fitted kitchen and cloakroom. A staircase leads to the lower, middle / upper floor landings. The dining room provides ample space for dining table and chairs, and overlooks the front gardens. The family room looks out onto the rear gardens, and provides access to the open plan kitchen. The large dining size fitted kitchen displays a range of contemporary units with contrasting worktops. The focal point of the kitchen is the Range cooker and extractor hood. There is a utility room accessed from the kitchen which houses the gas combi boiler. The cloakroom with two piece white suite completes the ground floor accommodation. A staircase leads down from the reception hallway to the lower level, which comprises a large double size bedroom which looks out onto the rear gardens.

The lounge is a magnificent reception room running the full length of the property with patio doors providing direct access onto the balcony. The views from the lounge are simply spectacular, looking out

beyond Luggie Park to the Campsie Fells. The upper level leads to three double size bedrooms, which includes an outstanding master bedroom with en-suite. All three bedrooms have fitted wardrobes. The master bedroom features a fully tiled en suite shower room. The fully tiled family bathroom has a modern three piece white suite with heated chrome towel rail and fitted shower.

Gas fired central heating system. Double glazed windows. There is a double car garage with driveway to the side of the house.

The property is set within a mature garden. The garden comprises 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 fencing, thereby offering a high degree of privacy.

The property lies within the catchment area of Oxbang Primary School, St Agathas Primary School, St. Ninians High School and Kirkintilloch High School.

Kirkintilloch is well positioned for travelling into Glasgow city centre. The nearby M80 is within a few minutes drive of Coralmount Gardens. Lenzie train station provides swift links to both Glasgow Queen Street and Edinburgh Waverley.

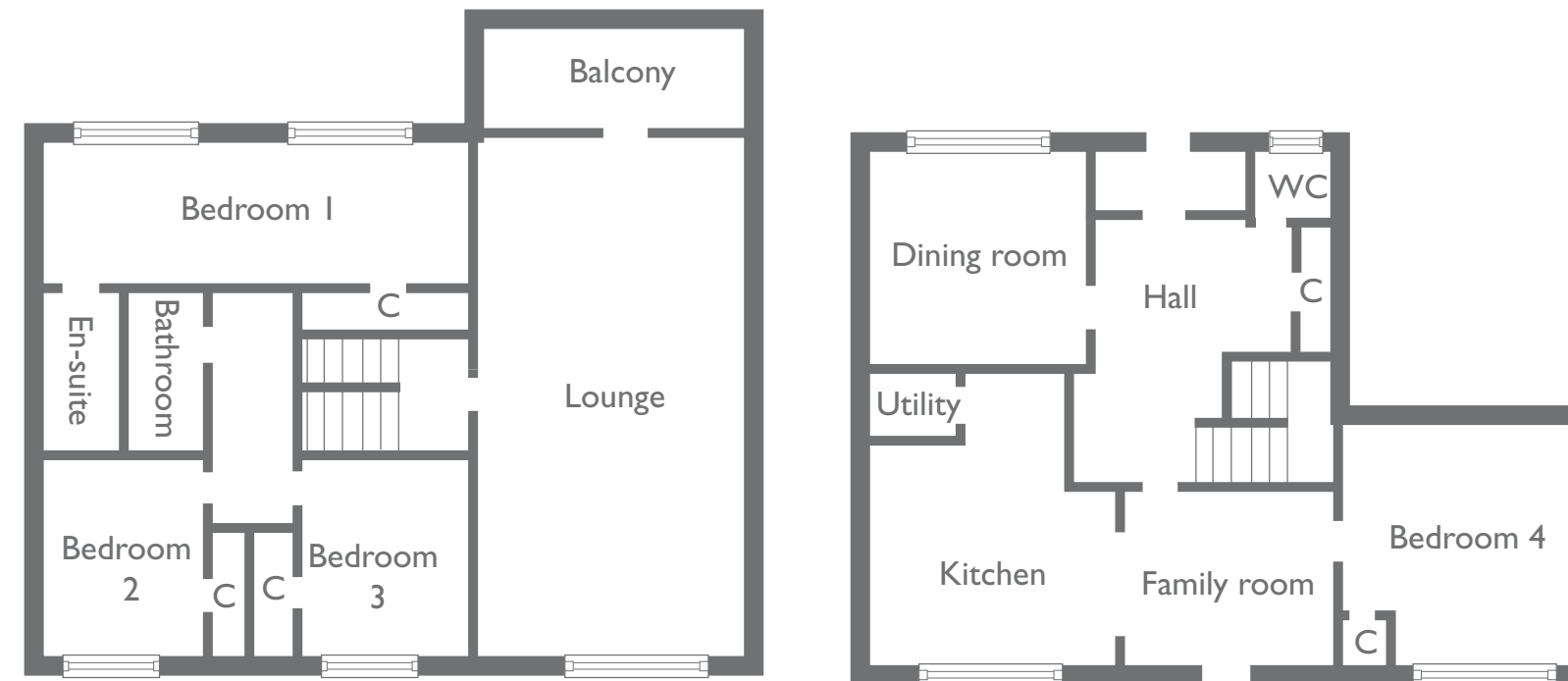
INTERESTED IN VIEWING THIS PROPERTY? Town & Country Estate Agents are the only Estate Agency practice in the area to open 7 days a week. Our longer opening hours are essential to maximise viewing opportunities for all the properties we are currently marketing. If you would like to view this property or simply wish additional information please telephone 0141 776 5566.

Dining room ■  
Family room ■  
Kitchen ■  
Kitchen ■

Bedroom ■  
Balcony ■  
Bedroom ■  
Bedroom ■



- Bedroom ■
- Bathroom ■
- Bedroom ■
- En-suite ■



### Room Sizes

RECEPTION HALLWAY	4.33m x 3.29m	UTILITY	
CLOAKROOM		BEDROOM 1	7.28m x 3.33
LOUNGE	7.10m x 4.70m	EN SUITE	
BALCONY	4.70m x 1.92m	BEDROOM 2	3.23m x 2.83m
DINING ROOM	4.09m x 3.23m	BEDROOM 3	2.83m x 2.73m
FAMILY ROOM	3.34m x 2.90m	BEDROOM 4	4.33m x 3.58m
FITTED KITCHEN	3.94m x 2.91m	BATHROOM	2.48m x 1.68m



View



## Travel Directions

### FOR SAT NAV G66 3JW

Head along Waterside Road passing Luggie Park on your left hand side. Turn right onto Kirksyde Avenue. Turn first left onto Coralmount Gardens where the property can be found further round.

# TOWN & COUNTRY

7 Canniesburn Toll, Bearsden, Glasgow G61 2DU  
T. 0141 943 2244 F. 0141 943 2255

88-90 Kirkintilloch Rd, Lenzie, Glasgow, G66 4LQ  
T. 0141 776 5566 F. 0141 776 5599

E. [enquiries@townandcountryestateagents.net](mailto:enquiries@townandcountryestateagents.net)

Web. [townandcountryestateagents.net](http://townandcountryestateagents.net)

[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 D

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.