



4 Ingleside, Lenzie, Kirkintilloch, Glasgow, G66 4GN

Offers Over £140,000

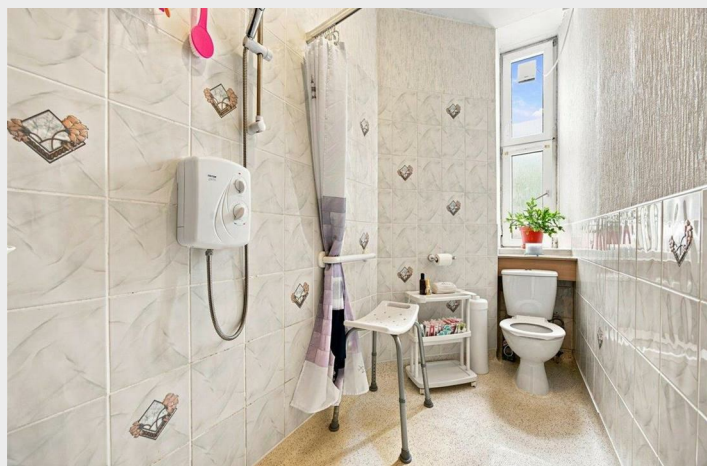
- Rarely available one-bedroom residence within a small development of just five properties.
- Impressive first-floor position offering a spacious and well-proportioned layout.
- Large double bedroom offering excellent proportions and versatility.
- Attractive communal gardens, providing a rare and beautifully maintained outdoor setting.
- A highly desirable opportunity for discerning first-time buyers, downsizers or investors.
- Beautifully set within a handsome converted Victorian sandstone building, combining period character with comfortable modern living.
- Elegant and welcoming lounge, providing a generous principal living space.
- Convenient private parking, enhancing both practicality and desirability.
- Prime village-centre location within easy walking distance of Lenzie railway station and local amenities.
- Energy efficiency rating - D

4 Ingleside, Glasgow G66 4GN

A rare opportunity to acquire a one-bedroom first-floor apartment within a lovely Victorian sandstone conversion. Offering spacious accommodation, private parking and communal gardens, the property enjoys a prime Lenzie location close to the railway station and village amenities.



Council Tax Band: B



A rarely available opportunity to purchase a charming one bedroom first floor flat, forming one of just five properties within a handsome converted Victorian sandstone residence at 4 Ingleside, Lenzie.

Offering well-proportioned accommodation throughout, the property comprises a spacious and welcoming lounge, fitted kitchen, bathroom, and a large double bedroom, providing an ideal home for first-time buyers, downsizers or those looking for an excellent investment opportunity.

The property further benefits from private parking and access to well-maintained communal gardens, providing attractive outdoor space rarely found with properties of this type.

Ideally positioned within the heart of the village, the flat is within easy walking distance of Lenzie railway station providing regular services to Glasgow and Edinburgh, while a wide range of local amenities, shops, restaurants and leisure facilities are close at hand. The nearby M80 motorway offers swift access across the central belt, making this an ideal home for commuters.

Properties within this attractive sandstone development are seldom available to the market, making this an excellent opportunity to acquire a spacious one bedroom home in a highly sought-after Lenzie location.

Home Report Available on Request
Viewings Strictly By Appointment
Council Tax - East Dunbartonshire Band B
EER - D

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		
(81-91) B		
(69-80) C		
(55-68) D	65	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

