CODA
-ESTATES-







Loch Cottage Robroyston Road, Glasgow, G66 5LA

Offers Over £550,000

- Loch Cottage - Professionally Extended
- Stylish Dining Kitchen with Bi- Folding Doors
- Magnificent Views Towards the Loch
- EER - E
- Detached Period Property with a Contemporary Twist
- Formal Lounge with Wood Burner
- Extensive Garden Plot (2/3rd of an acre), substantial Driveway
- 5 Bedrooms - (2 with ensuite Facilities)
- House Bathroom, Utility Room & Downstairs W/c
- Close to Local Amenities, Schooling & Transportation Links

2-4 Heath Avenue, Lenzie, Glasgow, G66 4LG
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Loch Cottage is a unique family property on the outskirts of Lenzie. This period property has been lovingly and sympathetically developed and restored to provide magnificent accommodation over two levels. Thoughtfully extended by the current owners, the property caters for the rigours of family living, with a clever blend of traditional features and contemporary flare, early viewing is recommended. EER - E

5 3 2 E

Council Tax Band: D





A beautifully presented and extremely well appointed, traditional detached country property in a semi-rural setting on the fringe of Lenzie, combining private countryside living with excellent accessibility. The property enjoys unique idyllic views towards 'Gadloch' and the surrounding countryside, sitting in a generous plot of approximately 0.66 acres of extensive, well established garden grounds. Although this delightful cottage is located in this tranquil and picturesque setting, it is situated within close proximity to local amenities and excellent schooling including catchment to highly regarded Lenzie Academy.

The most impressive home has been professionally extended and developed by the current owners. Comprising entrance porch and inner hall, generous formal lounge with log burner. French doors lead to the attractive conservatory, which is an excellent addition to the property, bringing outdoors in. The conservatory flows effortlessly out onto the generous garden plot. The stylish, well-equipped kitchen has a quality selection of integrated appliances, ample base and wall mounted storage units, plus bi-folding doors leading to an enclosed garden area. Off the kitchen is the useful utility room and downstairs w/c. A side door gives access outside.
One of the five bedrooms is located downstairs complete with en-suite shower room. Upstairs there are four further bedrooms and a large family bathroom with four piece suite which includes a separate shower cubicle. The master bedroom suite is an impressive room with Juliet Balcony overlooking the rear garden, spacious walk-in wardrobes/dressing area and tasteful ensuite shower room. The property has excellent storage including loft and eave space. There is a gas central heating system, double-glazed windows and a twin entrance driveway which allows parking for multiple vehicles, which extends to the large detached garage. The beautifully presented garden grounds are an incredible feature of this property with mature trees and planting which offer a high level of privacy. Opening from the kitchen, the patio is ideal for alfresco dining and leads onto a large low maintenance area and then to a spacious level lawn bordered by well-stocked herbaceous plants.

Amenities: The property is a short distance to local shops, Lenzie train station, well reputed local primary and secondary schooling and the village cross. Lenzie also offers various leisure facilities including a golf course, tennis courts, bowling club and is a short walk to Kirkintilloch Leisure Centre. The property is perfectly positioned for all the village amenities.

Transport Links: Lenzie is conveniently placed within easy reach of Glasgow city centre and Edinburgh. Lenzie train station is within a two minute walk away which offers a regular line to Glasgow Queen Street in 9 minutes and Edinburgh Waverley in approximately 30 minutes. Just a short drive is the new link road leading to the M80 connecting to the main M8 motorway with links across central Scotland. There is also a regular bus route to Glasgow city centre and neighbouring villages.

Home Report Available on Request
EER - E
Viewings: Arranged by appointment

CODA Estates provide a free valuation service. If you are considering selling your own home please telephone 0141 775 1050.









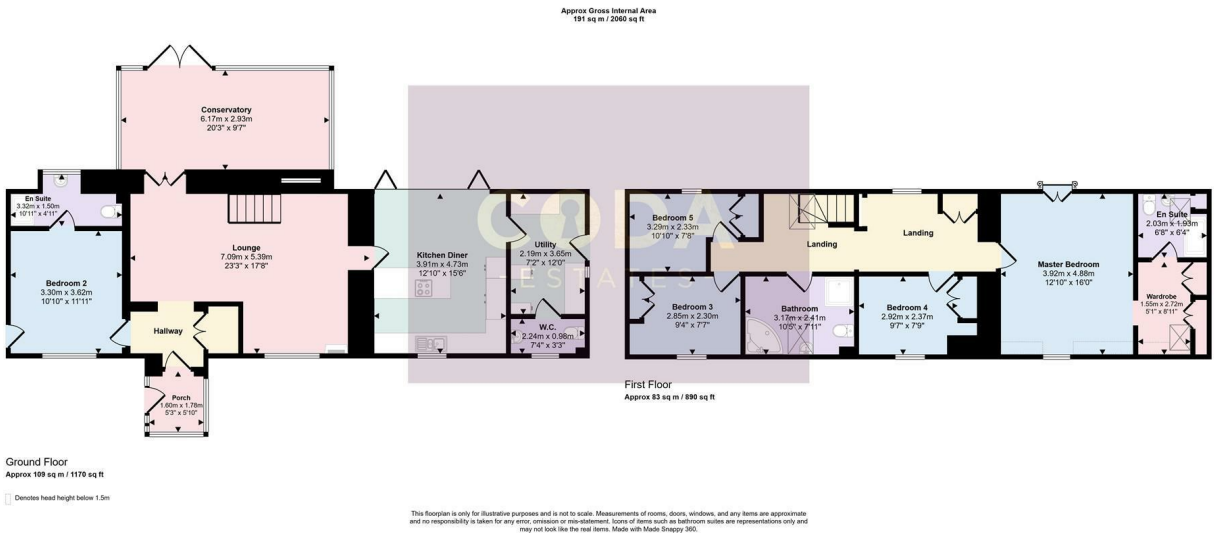














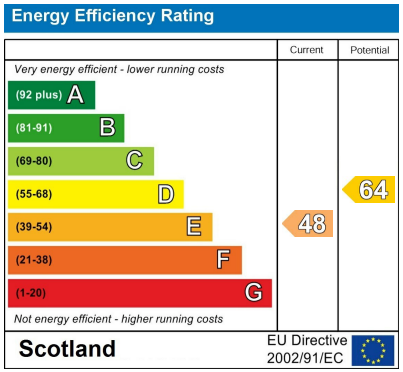
Directions

Viewings

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