



## 25 Middlemuir Road, Lenzie, Glasgow, , G66 4NA

- Prime Lenzie Location
- Executive Developed Traditional Bungalow
- Phenomenal Open Plan Family/Kitchen/Dining Area

Located within highly desirable residential area of the village this professionally extended period bungalow provides exceptional family accommodation over two levels. The heart of the home is the magnificent open plan kitchen/dining/family area with bi-folding doors, velux windows and wood burner. EER - D

OFFERS OVER

# £530,000





## PROPERTY DESCRIPTION

This property provides the perfect balance of traditional and contemporary tastes resulting in a fabulous family property within a desirable pocket of the village.

The current owners substantially extended the property to provide a magnificent open plan kitchen, dining, family area which boasts, velux window feature, bi-folding doors to a large decked area and a wood burner for perfect cosy nights. The bespoke kitchen is well equipped with a number of integrated appliances and contemporary breakfast bar design. A separate utility room is accessed from here providing a good functional space and rear door leading outside.

The main entrance to the property flows into a welcoming reception hallway with traditional wood panelled walls. All main apartments lead from here, including the spacious formal lounge with bay window to the front, the separate dining room also located to the front of the property, the well proportioned master bedroom with a large window over looking the side garden, a further double bedroom and the beautifully appointed main bathroom, with separate shower cubicle, vanity storage and roll topped bath.

On the upper floor you will find two further double bedrooms benefiting from Jack and Jill shower facilities and ample storage, including useful eave space.

Externally the garden area is primarily to the front of the property however the clever design gives the feel of there being a separate front and rear garden area which is fully enclosed, ideal for pets and young children. This area is south facing and is well stocked with a variety of plants, bushes, trees and a large decked area. The property also has a substantial driveway for off street parking and a shed.

### Room Dimensions

Lounge - 4.75m x 4.15m







Dining Room - 4.50m x 4.20m

Kitchen/Family Room/Dining

Utility Room - 3.15m x 2.85m

Bathroom - 3.25m x 2.50m

Master Bedroom (downstairs) - 4.25m x 4.00m

Bedroom 2 - 5.40m x 3.70m

Bedroom 3 - 3.60m x 3.15m

Ensuite - 3.35m x 1.15m

Bedroom 4 (downstairs) - 3.55m x 2.90m

Location



Lenzie is one of the most desirable commuter suburbs on the north side of Glasgow, with a mainline railway station offering services to both Glasgow and Edinburgh. The new motorway link to the M80 allows easy accessibility throughout the central belt and beyond. The town provides a number of primary schools and Lenzie Academy, which is acknowledged for its distinguished academic record. Lenzie hosts a range of shops, restaurants, parish churches and a number of sporting venues which include Lenzie Rugby Club, Lenzie Bowling Club, Lenzie Tennis Club and Lenzie Golf Club.



Home Report Available on Request

EER - D

Council Tax Band - G

Viewings All Strictly By Appointment

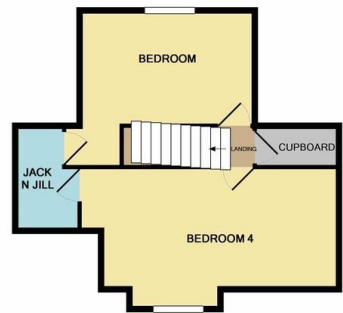
# FLOORPLAN



GROUND FLOOR  
APPROX. FLOOR  
AREA 1631 SQ.FT.  
(151.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 2039 SQ.FT. (189.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2019



1ST FLOOR  
APPROX. FLOOR  
AREA 407 SQ.FT.  
(37.8 SQ.M.)

[www.codaestates.com](http://www.codaestates.com)

Tel: 0141 775 1050 Email: [enquiries@codaestates.co.uk](mailto:enquiries@codaestates.co.uk)  
2-4 Heath Avenue, Lenzie, Glasgow, G66 4LG

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements