

4 Chestnut Drive

LENZIE, KIRKINTILLOCH, GLASGOW, G66 4BN



A bright and spacious three-bedroom semi-detached house, in need of renovation and modernisation, positioned on a popular street in Lenzie



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We are delighted to bring to the market this spacious three-bedroom semi-detached villa, ideally positioned within a sought-after location. Offering generous accommodation over two levels, this property will appeal to a wide variety of purchasers, including families and those looking for a home they can truly make their own. While the property would benefit from a degree of renovation and modernisation, it presents an excellent opportunity for buyers to add value and personalise the space to their own taste and style.

THE LOUNGE



Internally, the accommodation is both flexible and well-proportioned. The bright and airy formal lounge is flooded with natural light from windows to both the front and rear, creating a welcoming living space with ample room for a dining table and chairs.

THE KITCHEN & UTILITY



The kitchen is fitted with a range of floor and wall-mounted units and offers access to a useful utility area, which in turn leads to the rear garden, ideal for everyday convenience.





On the upper level, there are three generously sized bedrooms, each offering flexible layout options and space for additional free-standing furniture. A family bathroom completes the accommodation on this floor.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

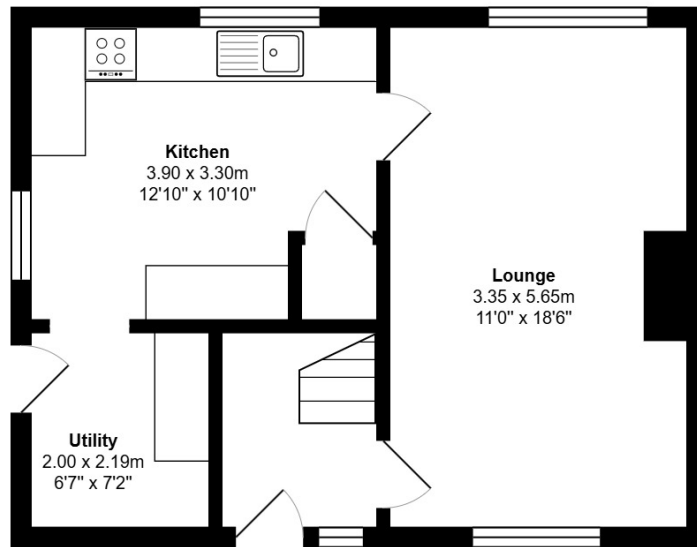
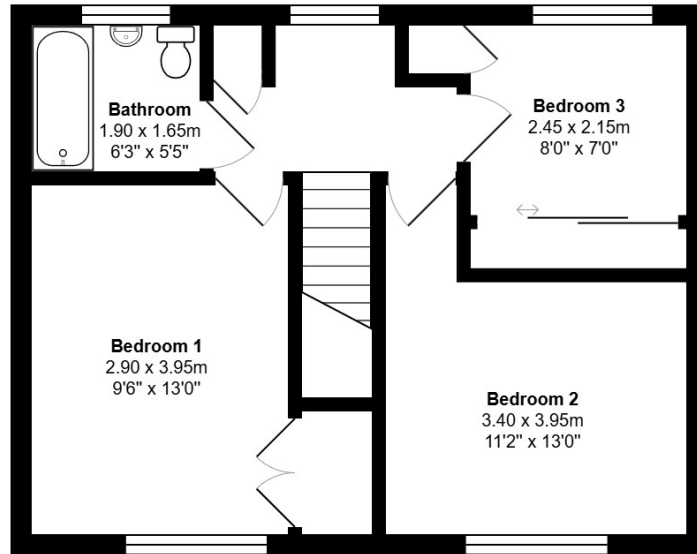


Externally, the property benefits from private gardens to the front and rear, along with a driveway providing off-street parking for multiple vehicles.

EXTERNALS

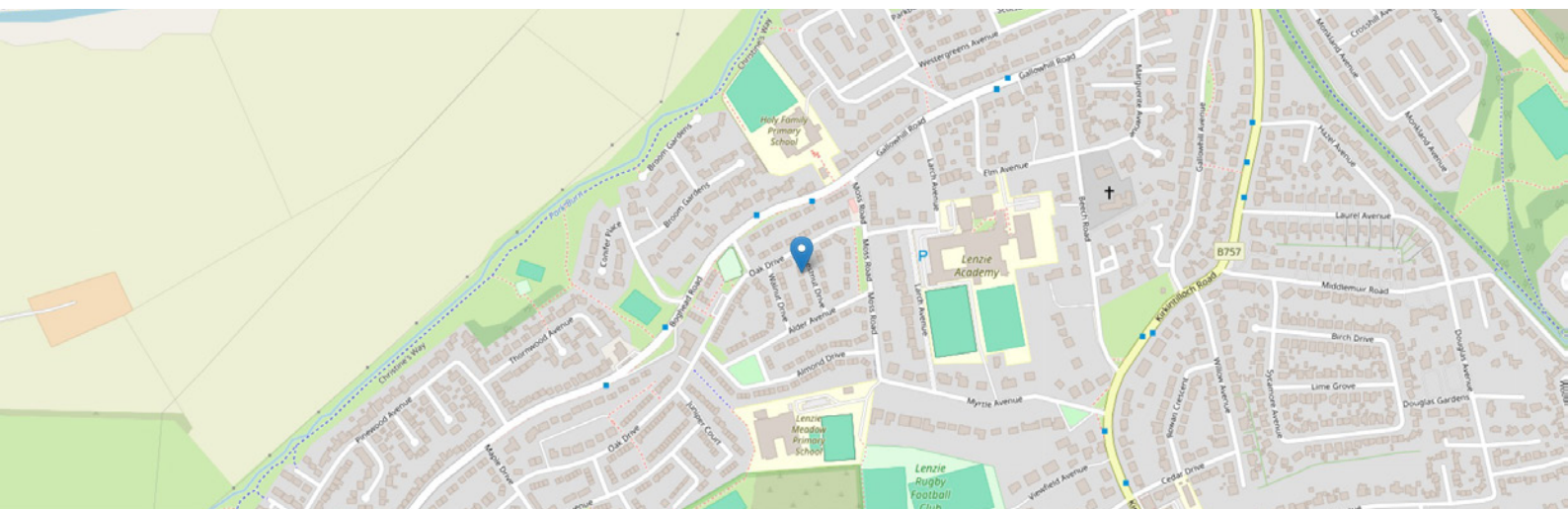


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 84m² | EPC Rating: D



THE LOCATION

The property enjoys a prime position within walking distance of local amenities, the train station, and highly regarded schooling, including Lenzie Meadow Primary, Holy Family Primary, Lenzie Academy, and St Ninian's High School.

Lenzie village offers a welcoming community atmosphere and a wide range of conveniences. Highlights include an award-winning delicatessen and restaurant, alongside a variety of independent shops and essential services such as a dentist, chemist, hairdressers, pub, and supermarkets. The area is particularly well known for its excellent local primary and secondary schools.

For leisure, residents can take advantage of nearby facilities, including a golf course, tennis courts, a bowling club, and easy access to Kirkintilloch Leisure Centre, all within walking distance.




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