



33 / 35 LINDSAYBEG ROAD CHRYSTON G69 9DW

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A most impressive extended traditional detached bungalow occupying a prime position within the village of Chryston. The property occupies a particularly large garden with a large detached garage and studio above.

The present vendors have much improved the house in recent years resulting in an exceptional family home.

An excellent variety of rooms means the property is eminently flexible and can be adapted to changing family needs.

The accommodation is formed over one level and comprises entrance vestibule which leads through to the reception hallway. The reception hallway provides access to all the principal apartments. The lounge is a wonderful introduction to the house with front facing window. The kitchen overlooks the side gardens and displays a range of high quality units with contrasting worktops. The kitchen houses a full range of integrated appliances. The large conservatory runs the full width of the house, with lounge area and open plan dining area. There are three generously proportioned bedrooms in the property. The master bedroom benefits from a luxurious en suite bathroom with impressive sanitary ware, walk-in shower cubical, impressive tiling and dressing area with in-built wardrobe. The family bathroom with three piece white suite completes the accommodation. The attic has been well insulated and has lighting.

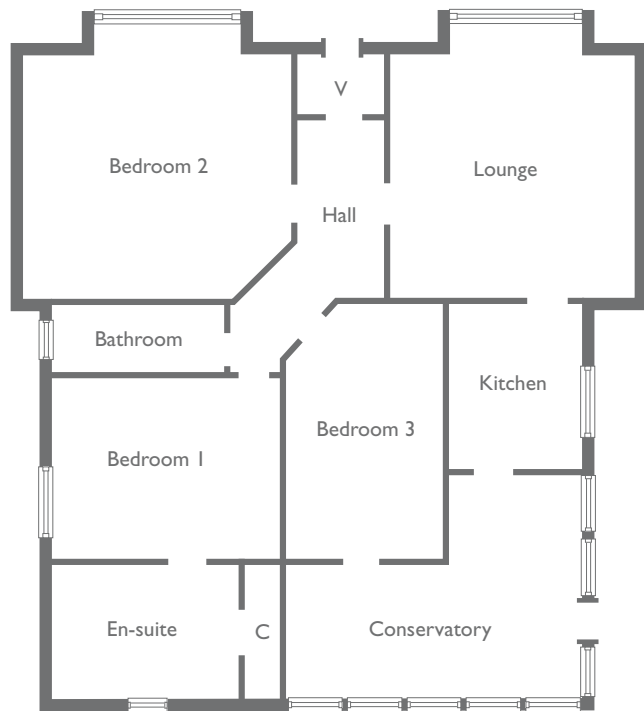
Gas central heating system. Double glazed. There is a well insulated, attic providing excellent space for long term storage.

There is a double sized garage with ample turning / parking bay. Above the garage is a self-contained studio apartment. The studio has an equipped kitchen and toilet compartment with large store room off. There is excellent potential to convert the garage to form a granny house - subject to obtaining the relevant consents.

The property is set in a fully landscaped 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, thereby offering a high degree of privacy.

Chryston has an excellent range of amenities including local shops and within close proximity of the mainline Edinburgh-Glasgow railway station at Lenzie. Glasgow City Centre can be reached via the nearby motorway link in approximately ten to fifteen minutes. There are some excellent, well quoted Primary and Secondary Schools within the area including Chryston Primary School and Chryston High School.





HALLWAY	
LOUNGE	5.01m x 3.59m
FITTED KITCHEN	2.90m x 2.82m
CONSERVATORY	6.28m x 4.69m (widest)
BEDROOM 1	4.03m x 3.49m
EN SUITE	3.43m x 2.68m
BEDROOM 2	5.01m x 3.77m
BEDROOM 3	4.82m x 2.76m
BATHROOM	2.86m x 1.53m

INCLUSIONS:

The inclusions are subject to negotiation.

SCHOOL CATCHMENT AREA:

The property lies within the catchment area of Chryston Primary School, Chryston High School and St. Barabars Primary School.

RECREATION:

Chryston is very well served for the sporting enthusiast with a selection of facilities available nearby.

COMMUTING:

Lenzie train station provides a twice hourly service to and from Glasgow Queen Street. Edinburgh Waverley is accessed via a link at Croy train station from Lenzie. The nearby M80 provides swift access to Glasgow city centre.



TRAVEL DIRECTIONS

On entering Chryston from Lenzie proceed along Lindsaybeg Road over the mini roundabout. The property can be found on your right hand side.

TOWN & COUNTRY

ESTATE & LETTING AGENT

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www.rightmove.co.uk www.zoopla.co.uk 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

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.