



11 Craigenbay Road, Lenzie, Kirkintilloch, Glasgow, G66 5JN

Three-bedroom semi-detached villa, quietly situated in the popular residential area of Lenzie

- Bright and spacious living room
- Separate dining room
- Kitchen with access to private back garden
- Three good-sized bedrooms all located on the first floor
- Family bathroom, please note the electric shower does not work
- Single attached garage
- Double glazing and gas central heating
- Well-kept gardens to the front and back of the property

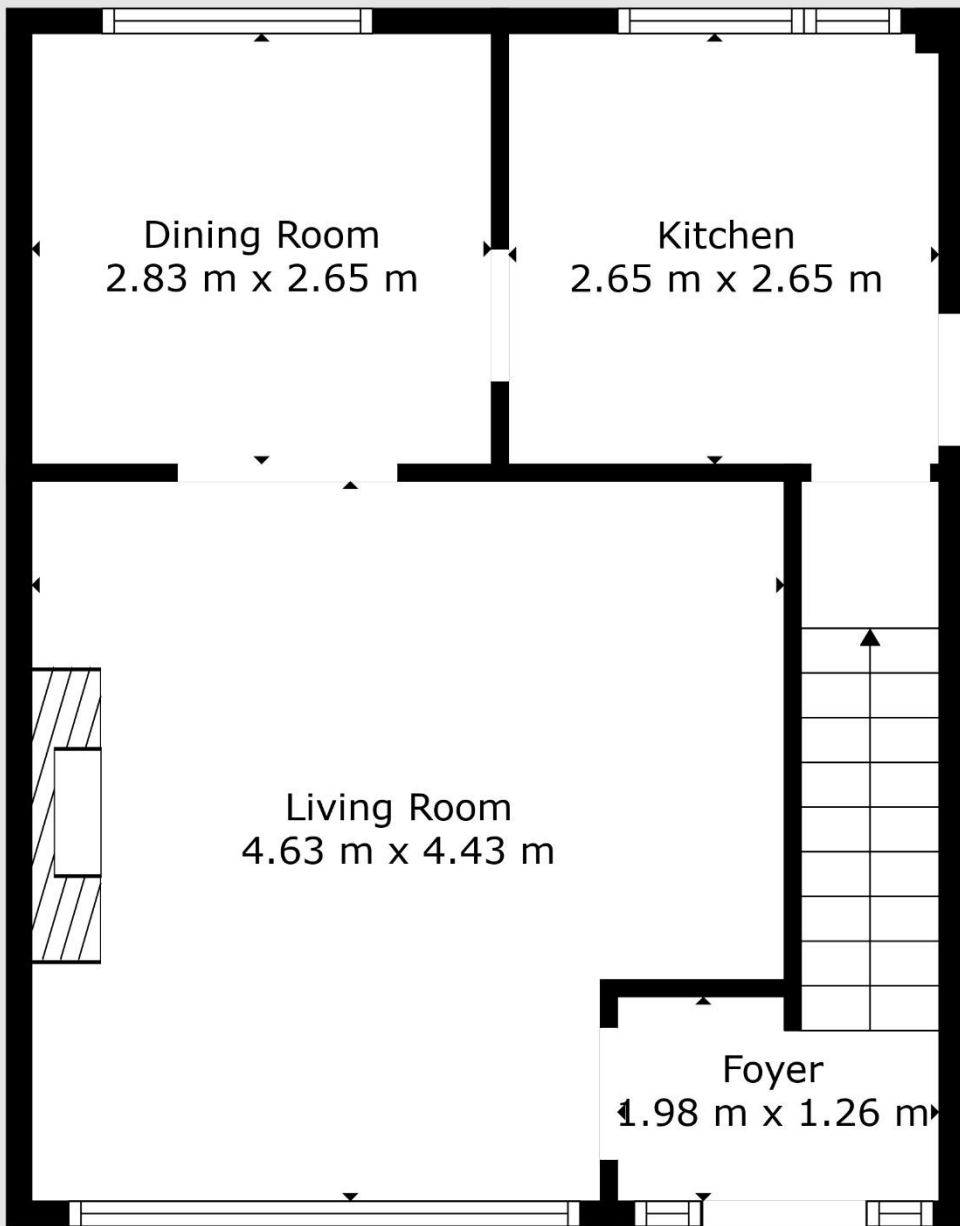
Location

Lenzie is widely regarded as one of East Dunbartonshire's most desirable residential areas, offering a peaceful suburban lifestyle combined with excellent connectivity to Glasgow and other major destinations

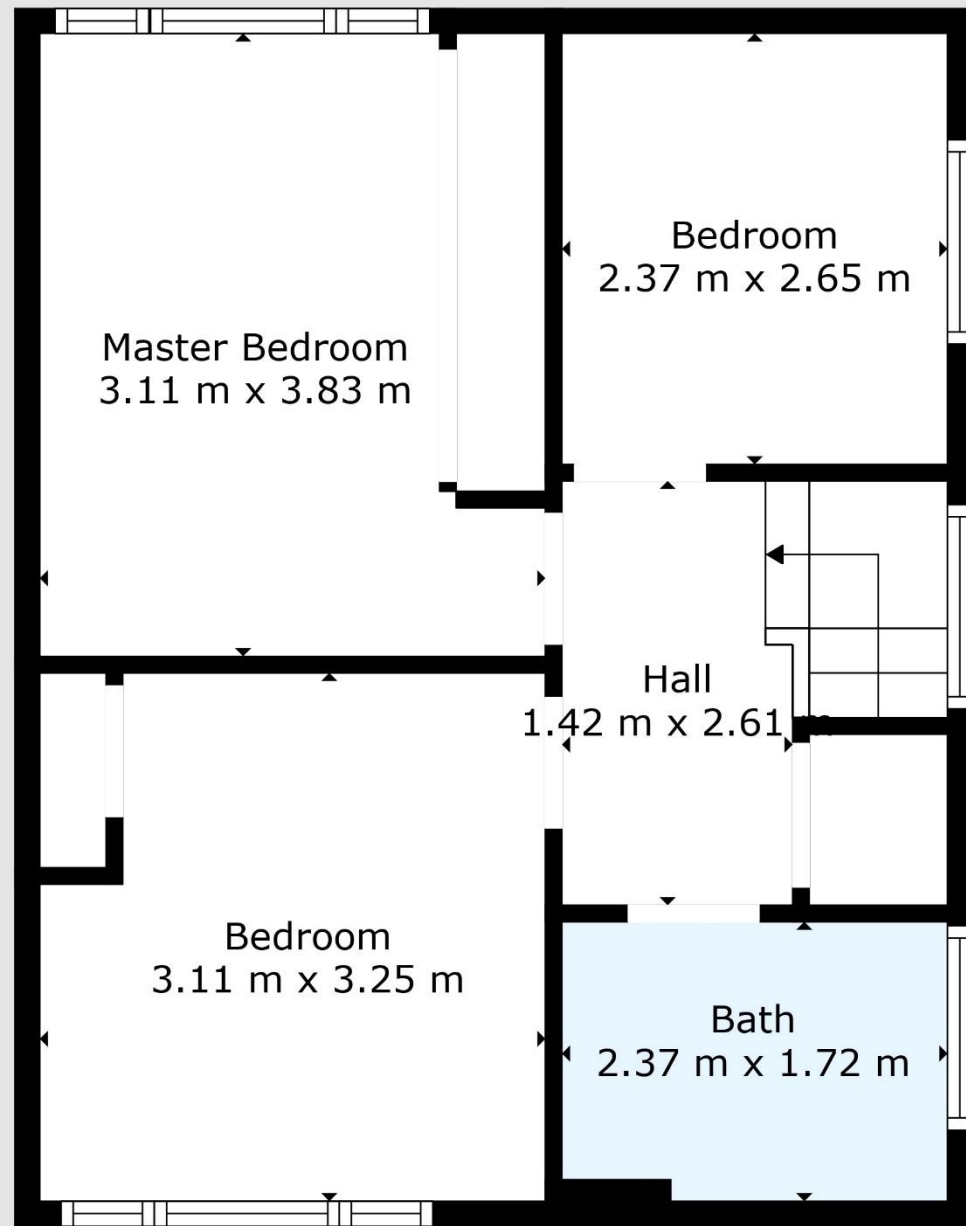
Kirkintilloch provides a broad range of amenities, including supermarkets, leisure centres, independent shops, cafés, local restaurants and education at both primary and secondary level.

The area is ideal for commuters, with Lenzie train station providing regular, rapid services to Glasgow Queen Street in around 15 minutes. Proximity to the M80 and M8 motorways also allows for easy travel to Glasgow, Edinburgh, and beyond.





Floor 1



Floor 2



Viewing Arrangements

By appointment with The Church of Scotland Law Department. Please email properties@churchofscotland.org.uk

Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please send offers via email in the first instance.



The Church of Scotland

Law Department

121 George Street

Edinburgh

EH2 4YN

Telephone: 0131 240 2263

Email: properties@churchofscotland.org.uk

It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

The Church of Scotland -Scottish Charity No SC011353

