







A modern four bedroom townhouse offering flexible accommodation

In walk-in condition at the foot of the Campsies

11 Village Green

Campsie Village, Lennoxtown, East Dunbartonshire, G66 7BD

Scan Here!

VIEWS

RAIL LINKS

PRIVATE

ENERGY C EPC RATING

McEwan Fraser Legal
Solicitors & Estate Agents

Viewing - By appointment telephone selling agent
0141 404 5474
Mon to Fri: 8am - Midnight
Sat to Sun: 9am - 10pm

Part Exchange Available

Campsie Village

Lennoxtown, East Dunbartonshire

LOCATION

This development is perfectly situated in an area of great natural beauty and tranquillity, in a prime location near to the foot of the Campsie Hills. Campsie Village is located in Lennoxtown, the gateway to the Campsies, on the Glazert Water. Lennoxtown has a variety of local shops and services including a hotel, pub, doctors, dentist and supermarket. The area has many great walks and rural attractions. Other leisure activities to be enjoyed locally include horseriding, golfing and bowling. Lennoxtown is conveniently positioned within easy driving distance to many major cities including Glasgow (12 miles), Stirling (22 miles) and Falkirk (19 miles).

RAILWAY

By car, Lenzie and Milngavie Stations are within a ten minute drive.

BUS

There are three main Bus Routes in and around the Lennoxtown area; 85, 85A, X85. Routes include stops at Lennoxtown, Bishoppbriggs, Kirkintilloch and Glasgow Buchanan Bus Station.

LOCAL AMENITIES

Lennoxtown offers a local Co-op, Butcher, Baker, Newsagent, Post office, Chemist, Hairdresser, Doctors, Dentist, Pub and Church, as well as a number of larger supermarkets including Tesco and Sainsbury's a short drive away.

PUBS/RESTAURANTS/NIGHTLIFE

Glazert Country House Hotel is located in Lennoxtown and is a popular venue for bar meals, drinks, dinner and functions. The Kirkhouse Inn located in Strathblane offers fine dining and luxury accommodation. There are also a variety of restaurants, pubs and entertainment in surrounding towns and villages, such as the Regent Brasserie in Kirkintilloch and Peckham's.

SCHOOLS

Schools in the local area include Lennoxtown Primary School, St Machan's RC Primary School, Kilsyth High School and St Ninian's High School, Kirkintilloch, all offering excellent educational facilities.

RECREATION *(PARKS, BEACHES ETC)*

There are a variety of recreational facilities within the local area including:

- Kirkintilloch Leisure Centre offers a state of the art multi-gym, swimming pool, children's pool, classes for all age groups and interests from children to the over 60s
- Campsie Golf Club, Lennoxtown
- Campsie Bowling Club, Lennoxtown
- Virgin Active, Racquets and Golf Club, Milngavie
- Lennoxtown pond, which is a 10-min walk from Campsie Village
- Mugdock Country Park is approx 15-min drive from Campsie Village.
- Walking or mountain biking enthusiasts can venture further up into the Campsie Fells and beyond.

SCENIC AREAS

Campsie Village is set in an area of natural and outstanding beauty nestled at the foot of the Campsie Fells. Scenic walks in surrounding areas include the beautiful woodland surrounding the remains of Lennox Castle. The Glazert River runs past Campsie Village and there are walks to Milton of Campsie or towards Strathblane, heading west.

POINTS OF INTEREST

The Trossachs, Aberfoyle and Loch Lomond are just some of the areas of beauty that are within a reasonable driving distance of Campsie Village.

Image: Campsie Fells







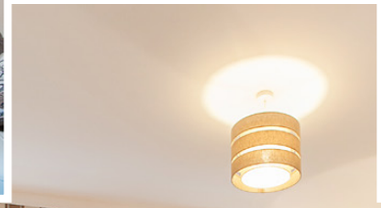


11 Village Green













We are delighted to offer for sale this four bedroom, mid-terraced townhouse, nestled in a quiet and child-friendly spot in Lennoxtown. It is presented to the market in excellent condition and was constructed around 2010 by Mctaggart & Mickel, at the foot of the Campsie Hills. The property is offered over three levels and is boldly modern with extensive glazing to create the light, contemporary atmosphere that is in demand from the 21st century purchaser. The layout of the property is incredibly flexible and lends itself to live/work arrangements and still offers the very real opportunity of adding a conservatory or extending to the rear (STPP).

Mctaggart & Mickel used high-quality fittings and finishes when they constructed the property and have created a house that is the last word in sophistication and refined taste. This home is of the 21st century design for people who appreciate what modern thinking can do to boost their quality of life!

In more detail the property comprises; A welcoming reception hallway, with a very handy cloakroom. The open-plan kitchen/diner/family area has been beautifully fitted to include a good range of contemporary floor and wall mounted units, with a striking worktop, providing a fashionable and efficient workspace, extending into an ingenious breakfast bar. It further benefits from an integrated oven, gas hob and extractor hood - making this the ideal kitchen for an aspiring chef ! There is space for a washing machine, dishwasher and an upright fridge/freezer. There is ample space in the living zone for a table and chairs and a comfy sofa for more informal gatherings or for simply grabbing a coffee and reading the Sunday papers!

An understairs cupboard provides invaluable storage and the contemporary wall-mounted fire is a key focal point. A French door opens from here onto a feature area of decking in the rear garden. This zone is sure to become the very ‘heart’ of the home.

The staircase to the first floor gives access to the bright and spacious formal lounge, which is a perfect area for relaxing or entertaining and offers a range of furniture configurations. The master bedroom features a range of fitted mirrored wardrobes and its own en-suite shower room, where crisp wall tiles are set off perfectly by the flooring.

Continuing upwards, on the second floor are three, well-proportioned bedrooms, all with fitted mirrored wardrobes and offer space for additional free standing furniture if required. One of the rooms is currently being used as a cinema room. A family bathroom completes the accommodation on this level. Access to the loft space is also gained from this floor.

Gas central heating and double glazing are included for added convenience and comfort.

The property further benefits from a fully-enclosed rear garden, with a feature area of decking, which is a real sun trap. The backdrop and the quietness of this spot were major factors when the owners chose this property ahead of others. The front garden is virtually maintenance-free. Two private parking spaces are located in the immediate vicinity and visitor parking is available opposite.







Kitchen/Diner/Family







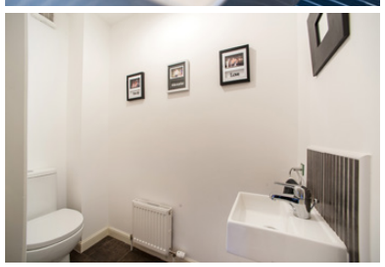




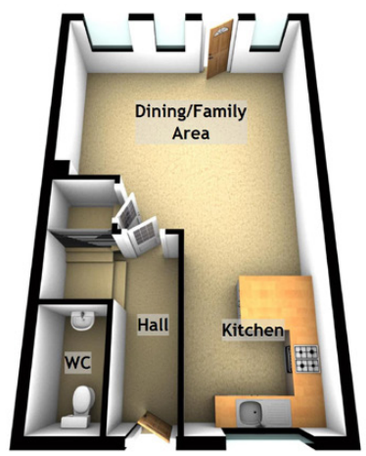


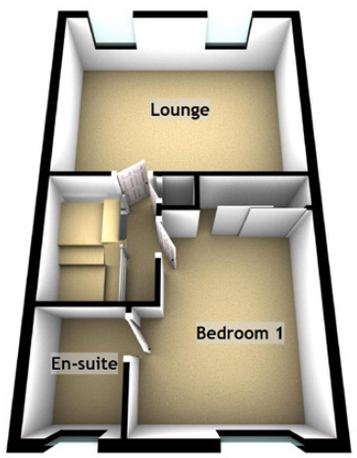


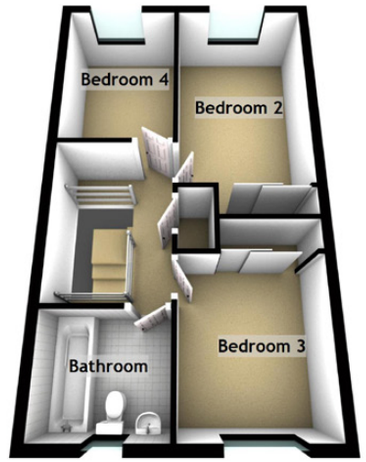




Specifications

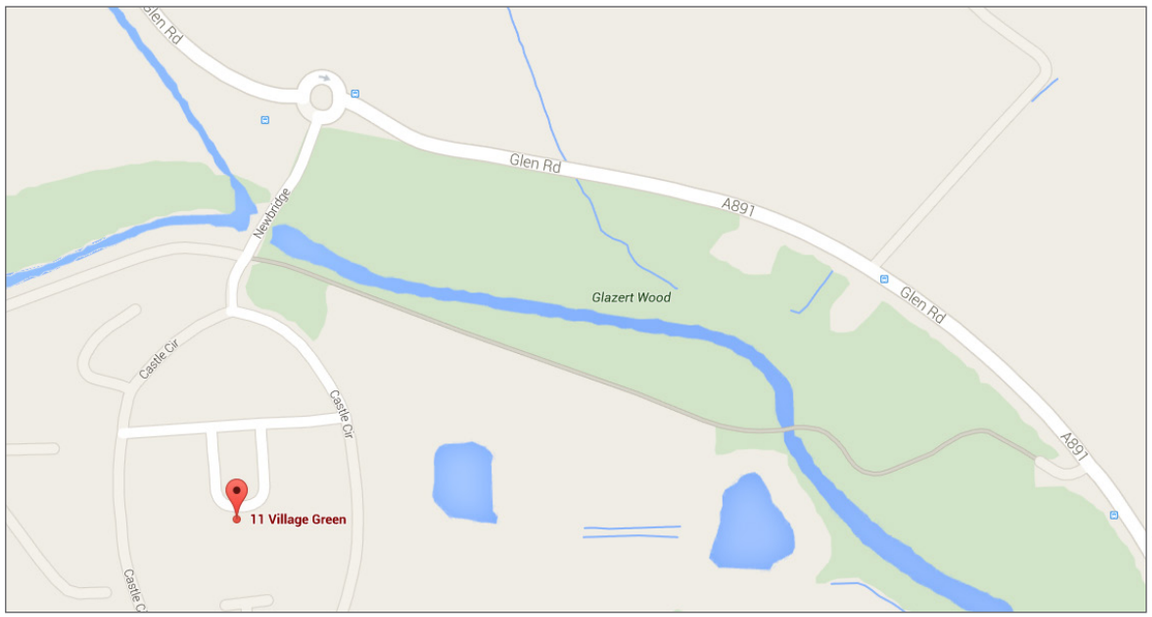






Approximate Dimensions
(Taken from the widest point)

Lounge	4.94m (16'2") x 3.75m (12'4")
Kitchen	3.44m (11'2") x 2.55m (8'3")
Dining/Family Area	8.30m (27'3") x 3.66m (12')
Bedroom 1	3.84m (12'7") x 3.28m (10'9")
En-suite	2.05m (6'9") x 1.50m (4'11")
Bedroom 2	4.02m (13'2") x 2.60m (8'6")
Bedroom 3	3.03m (9'11") x 2.68m (8'10")
Bedroom 4	3.70m (12'2") x 2.25m (7'5")
Bathroom	2.23m (7'4") x 2.06m (6'9")
WC	2.06m (6'9") x 1.19m (3'11")



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Part Exchange

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