



# Outstanding villa with a remarkable specification

Ardeer, 40 Middlemuir Road, Lenzie, G66 4ND



Vestibule • Reception hall • Drawing room • Dining room  
Sitting room • Kitchen/breakfast room • Pantry • Utility  
Garden room • WC • Master suite with en suite and  
dressing room • 3 further bedrooms • 2 x shower room  
Office • Games room • Private gardens

Glasgow City Centre 7 miles  
Glasgow Airport 15 miles

### Directions

From Glasgow proceed east along the M8, following signs for M80 Stirling. Once on the M80, at Junction 3, take the B757, signposted to Kirkintilloch. Follow the B757 (Auchinloch Road) and immediately continue past Arnold Clark's garage on the right and continue along Auchinloch Road passing Lenzie train station on the left through the set of traffic lights, continue along and Middlemuir Road is on your right hand side, Ardeer number 40 in on your right hand side.

### Situation

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 town is surrounded by picturesque farmland and provides four primary schools and Lenzie Academy, which is acknowledged for its distinguished academic record. The town provides a range of shops, parish churches and a number of sporting venues which include Lenzie Rugby Club and Lenzie Golf Club. The general locality provides a further selection of sports facilities including

Bishopbriggs Sports Centre, Hayston and Bishopbriggs Golf Courses and bowling clubs. The Forth and Clyde Canal is nearby.

### Description

Ardeer, accessed via a sweeping driveway, commands a prime position in approximately 0.5 of an acre of carefully tended landscaped gardens. This beautiful mid-Victorian villa has been refurbished and extended to exacting standards, whilst many of its original features have been retained.

The traditional detached house, built in golden sandstone under a slate roof, comprises around 4,500 sq ft of flexible family accommodation over three levels. It benefits from wonderful formal reception rooms for entertaining and a spectacular garden room, which was added by the present owners.

Steps from the front garden lead through storm doors to the reception vestibule, which in turn leads to a grand reception hallway. With chequered tiled flooring, intricate cornice and ceiling rose, this gives access to most ground floor apartments and to a broad staircase to the upper floors.





The formal drawing room features a five-pane bay window to the front, a feature fireplace, cornice and ceiling rose. The formal dining room, also to the front, benefits from a feature fireplace with wood burner, cornicing and picture rail. The family sitting room has a cornice, window to the rear and feature fireplace. A rear inner hallway leads to the spectacular garden room enhanced by stone walls and tiled flooring. Added by the present owner, it successfully brings the outdoors in and with large windows, glass doors and ceiling sky lights it is flooded with natural light. It is a wonderful family and entertaining space, with dining and sitting areas. WC.

A stairway from the inner hallway leads to the fourth bedroom, shower room and home office.

The well fitted, spacious white gloss contemporary kitchen has excellent storage at wall mounted and counter levels and comprises integrated appliances, a central island, window seats and feature lighting. The kitchen door leads to the pantry, boiler room, and a utility room which gives access to the side, with a paved patio area.

On the first floor are three double bedrooms, including the impressive master suite with dressing room and en suite bathroom, which at one time would have been a bedroom. The family shower room completes the first floor accommodation. On the second floor is the family games room.

#### **Gardens**

The gardens of Ardeer are very special, planned by the present owners and fastidiously maintained.

Stone pillars with wooden electric twin gates frame the entrance of Ardeer and a sweeping paved horse shoe shape driveway leads to the main house, with parking for multiple cars. The gardens boast expansive manicured lawns, well stocked borders and strategically positioned shrubs, bushes and trees.

To the rear is a superbly designed patio area, with terraced area for sitting and entertaining, raised planters and a feature wall.

#### **EPC Rating**

Band D





**Servitude rights, burdens and wayleaves**

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

**Possession**

Vacant possession and entry will be given on completion.

**Offers**

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

**Viewing**

Strictly by appointment with Savills - 0141 222 5875

**Purchase price**

Within 7 days of the conclusion of Missives a deposit of 10% of the purchase price shall be paid. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.





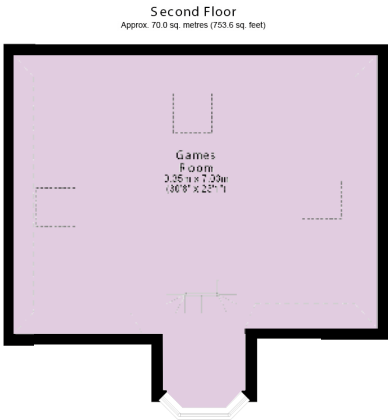
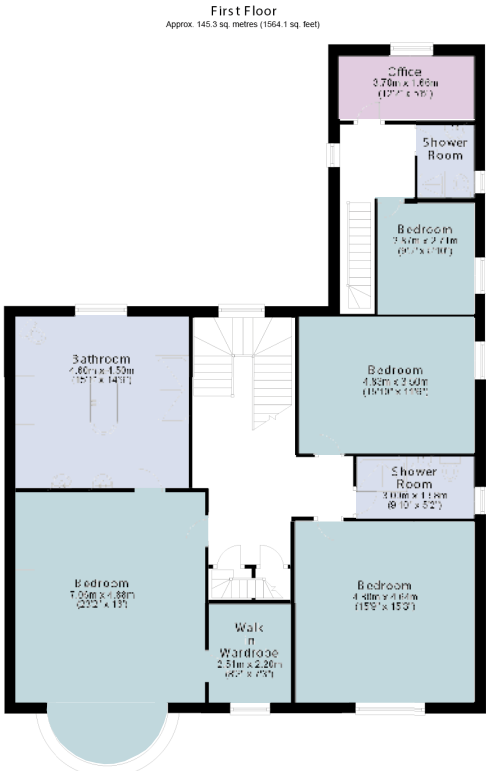
**Ardeer, 40 Middlemuir Road, Lenzie**  
**Gross internal area (approx)** 424.4 sq. metres (4568.5 sq. feet)



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