CODA
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7 Calfmuir Road, Kirkintilloch, Glasgow, G66 3JJ

Offers Over £475,000

- Individually designed and built four/five-bedroom detached family residence
- Immaculately presented with premium fixtures, fittings and finishes throughout
- Three generous reception rooms offering outstanding flexibility for modern family living
- Beautifully landscaped gardens providing excellent privacy and superb outdoor entertaining space
- Prestigious Calfmuir Road address, ideally positioned for highly regarded schooling, local amenities and commuter links
- Occupying an impressive, secluded plot with panoramic views towards the Campsie Fells
- Spacious fitted kitchen complemented by a separate dining area and adjoining family room
- Four well-proportioned double bedrooms, including a luxurious principal suite with walk-in wardrobe and en-suite
- Extensive gated private driveway offering ample off-street parking for multiple vehicles
- Energy efficiency rating - B

2-4 Heath Avenue, Lenzie, Glasgow, G66 4LG
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Closing Date Tuesday 21st July at 12 Noon Set within an exceptional, substantial plot on the highly regarded Calfmuir Road, this outstanding four/five-bedroom detached villa enjoys an enviable position with uninterrupted panoramic views towards the magnificent Campsie Fells. Offering an outstanding balance of luxury, privacy and versatility, the home has been finished to an exacting standard throughout, with expansive living accommodation, generously proportioned bedrooms and beautifully maintained gardens creating a truly special family home in one of Kirkintilloch's most sought-after addresses.

4 2 3 B

Council Tax Band: G







Occupying one of the finest plots within this highly desirable residential setting, this impressive detached villa offers an exceptional standard of family living with spacious accommodation extending across two beautifully appointed levels.

The welcoming reception hall immediately sets the tone for the quality found throughout the home. To the front, an elegant formal lounge enjoys generous proportions and an abundance of natural light, while a separate sitting room provides an ideal space for quieter relaxation, a home office, playroom or even fifth bedroom. To the rear, the stunning kitchen and dining areas form the heart of the home, featuring an extensive range of contemporary cabinetry, quality integrated appliances and generous workspace, all perfectly designed for everyday family life and entertaining alike. Flowing from the formal dining room is a sun room, with vaulted ceiling, offering an additional reception and entertainment space

A practical utility room and stylish ground floor WC complete the lower level.

Upstairs, the sense of space continues with four exceptionally well-proportioned double bedrooms. The impressive principal suite benefits from a dedicated walk-in dressing room and a beautifully appointed en-suite shower room, while the remaining bedrooms are all generous in size and served by a luxurious family bathroom finished to an equally high specification. Excellent built-in storage further enhances the practicality of the home.

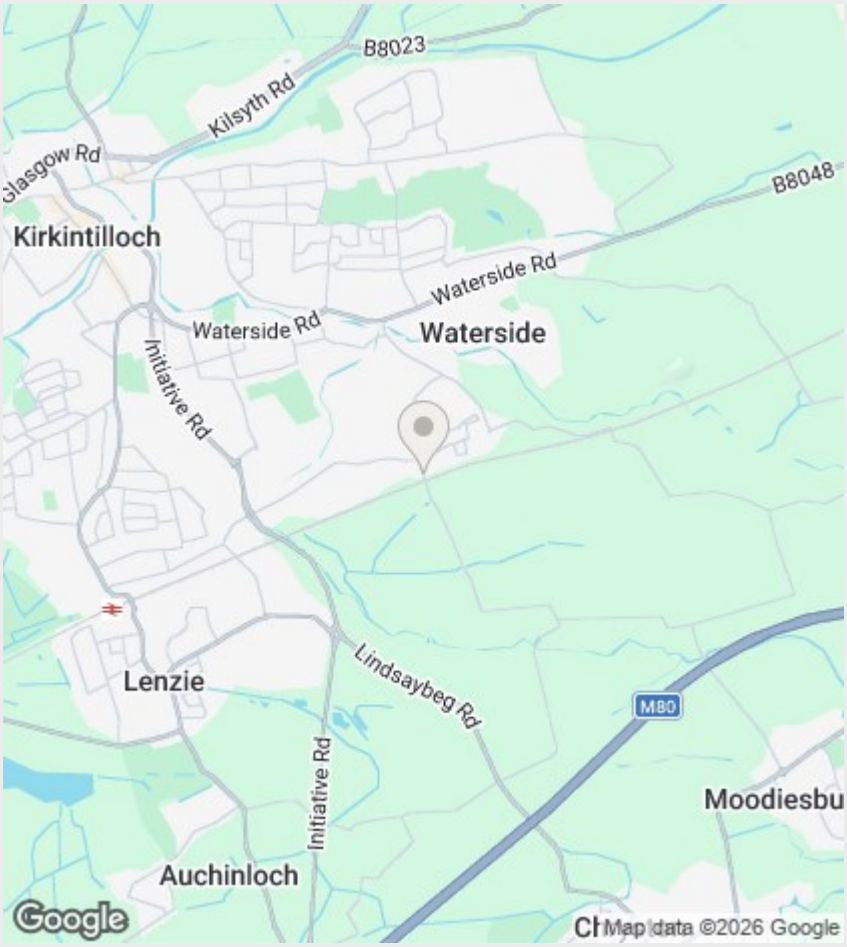
Externally, the property truly comes into its own. Set within expansive, mature gardens, the home enjoys an exceptional degree of privacy rarely found, with extensive lawned areas, a large rear deck and uninterrupted views stretching across to the imposing Campsie Fells. The substantial grounds provide the perfect setting for outdoor entertaining, family living and peaceful enjoyment of the surrounding landscape. A generous driveway provides ample off-street parking.

Rarely do homes combining such generous internal proportions, luxurious finishes, exceptional privacy and breath-taking views become available. This is a truly outstanding family home that must be viewed to be fully appreciated.

Home Report Available on Request

Viewings Strictly By Appointment
Council Tax - East Dunbartonshire Band G
EER - B

If you are interested in viewing this property please contact our offices direct on 0141 775 1050. Property to sell? One of our expert team would be happy to provide you with a free valuation and we can discuss our selection of professional selling packages.



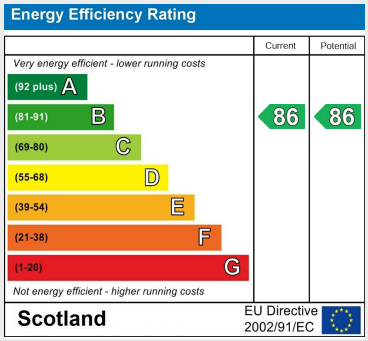
Directions

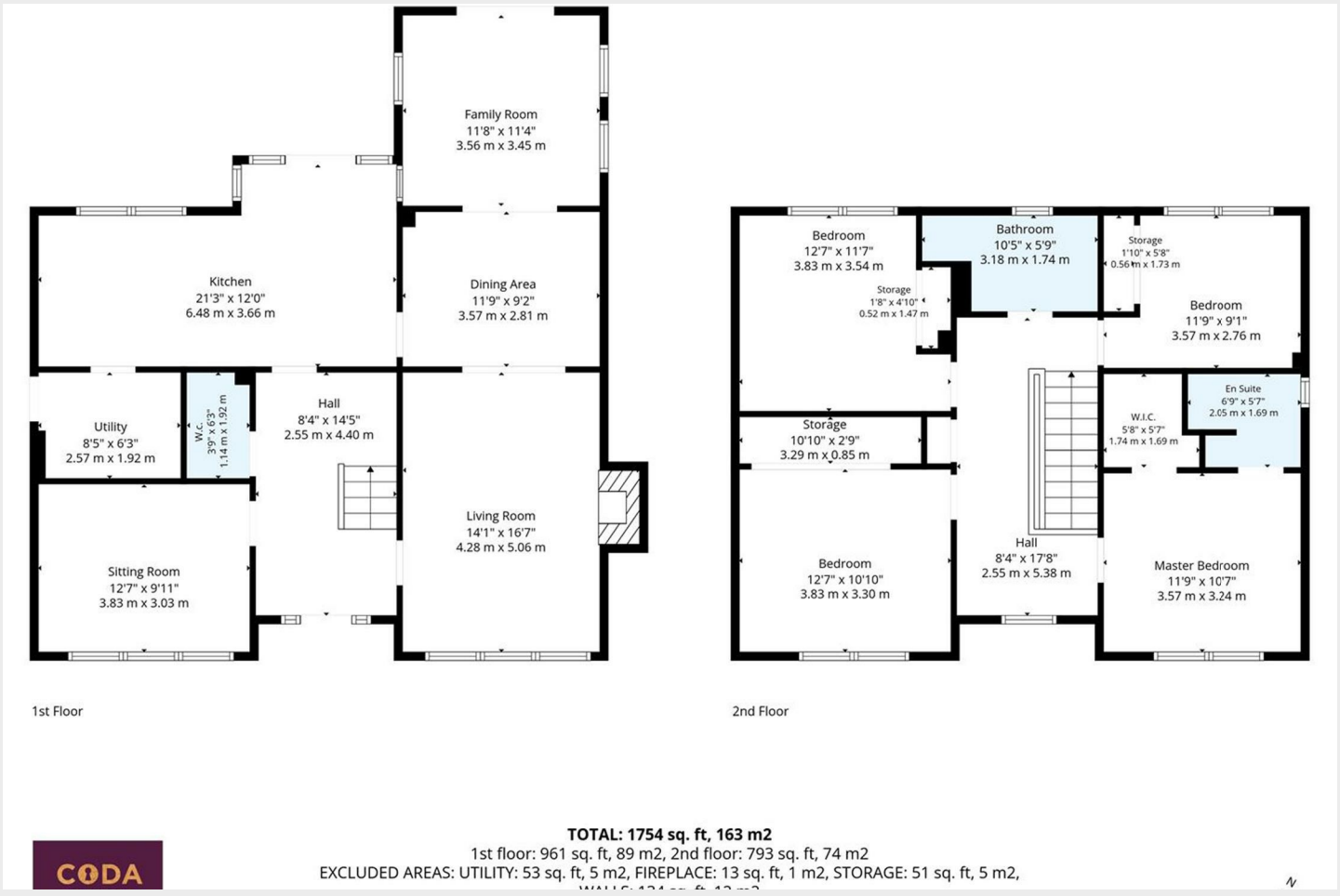
Viewings

Viewings by arrangement only. Call 01417751050 to make an appointment.

EPC Rating:

B





TOTAL: 1754 sq. ft, 163 m2

1st floor: 961 sq. ft, 89 m2, 2nd floor: 793 sq. ft, 74 m2

EXCLUDED AREAS: UTILITY: 53 sq. ft, 5 m2, FIREPLACE: 13 sq. ft, 1 m2, STORAGE: 51 sq. ft, 5 m2,

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