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10 Arran Drive, Kirkintilloch, G66 1QU

Offers Over £460,000

- Luxurious, Detached Family Home
- Private Corner Plot Within a Desirable Address
- Quality Flooring, Worchester Boiler, Double & Triple Glazing
- EER - C
- Exceptional Specification of Finish Throughout
- Leicht Kitchen with Siemens Smart Appliances, Utility Room Off
- Nest Smart Security Cameras, Garage & Driveway
- Professionally Extended with Future Scope Still Available
- Bespoke Bathroom Fixtures & Fittings
- Close To All Local Amenities, Schooling & Transportation Links

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10 Arran Drive, G66 1QU

An exceptional five-bedroom family home, professionally designed throughout and finished to an impeccable specification. Substantially extended three times with full planning permission and building warrant approval. Each room is bespoke, including Kitchens International Leicht kitchen with Corian worktops and integrated Siemens smart appliances, to fully tiled Porcelanosa bathrooms with Teuco, Duravit and Casabath furniture, warmed by six-zone underfloor heating. Early viewing will be imperative. EER - C

5 2 3 C

Council Tax Band: G





A property of this calibre is rare. This is an unique, fully interior designed home, executed as a single, coherent scheme rather than assembled room by room. The result is a home of remarkable consistency: every finish, fitting, surface and sightline has been considered, specified and installed to a impressive standard throughout.
The property has been extended on three separate occasions, each phase complete with full planning permission and building warrant approval. The accommodation now extends to five bedrooms, with the ground-floor office configured and serving as bedroom five, an arrangement that suits multi-generational living, guests, or working from home in comfort and privacy.

The heart of the house is a Leicht kitchen supplied & fitted by Kitchens International, one of the most respected German cabinetry manufacturers in Europe. It has been ergonomically designed & finished with Corian worktops — seamless, warm to the touch, and virtually indestructible in everyday family use. Siemens built-in and smart appliances are integrated throughout, controllable remotely and specified as a matched suite rather than a collection of individual purchases.
Practicality has been paramount in the finished design. Full-height larder pull-outs bring the entire contents of the cupboard to the cook and a Quooker boiling water tap exemplifies convenience and contemporary living.
Serious attention to detail has been given to both bathrooms. Teuco bathroom furniture is paired with Duravit and Casabath cabinetry, and Vado showers and brassware are fitted throughout, a specification chosen for longevity as much as appearance.
There is one bathroom upstairs and the shower room serving the ground floor. This shower room, along with the ground floor bedroom, is ideal for visiting relatives, a dependent parent, a live-in guest or anyone who would rather not tackle stairs, rare in a house of this type.
Both bathrooms are fully tiled, floor to ceiling, in Porcelanosa tiles.

Flooring is a combination of Westex and Karndean — wool-rich carpet where warmth and quiet matter, engineered luxury vinyl where durability does. Wall finishes have been drawn from Arte, Harlequin, Designers Guild and Romo, applied as a designed scheme with feature walls, texture and tone considered room by room rather than chosen in isolation.
Window treatments run on Silent Gliss tracking systems — the specification used in high-end residential and hospitality projects, allowing curtains and blinds to hang and draw perfectly, silently, for decades.

The house benefits from underfloor heating, combining a water-fed system served by a Worcester Bosch system boiler with electric underfloor heating where it is better suited.
Heating is supplemented by radiators elsewhere in the property, giving a flexible, well-balanced system that can be run to suit the season.
Crucially, the underfloor heating runs across six independently controlled zones, including the electric system serving upstairs. Each zone can be set and timed independently.
All windows are double or triple glazed and fitted with German multi-point locking systems, contributing to both the thermal performance and the security of the property. Nest smart security cameras are installed and integrated, allowing the house to be monitored from anywhere.
The property has been fully insulated with PIR insulation and has been double rendered with K-Rend. All roofs, guttering and rooflines have been fully replaced.
Despite the extensive work already undertaken, there remains substantial opportunity for development. The grounds offer genuine potential for an additional extension or a self-contained annexe — ideal accommodation for elderly parents, independent space for older children, or a garden building serving as a home office, gymnasium or hot tub room. For a purchaser with plans of their own, the groundwork and the precedent are already in place.

School Catchment - Arran Drive is conveniently located within the catchment for Lairdsland Primary, Holy Trinity Primary, Lenzie Academy and St Ninians High School

Location
Amenities: Kirkintilloch offers a vast selection of local amenities including good quality restaurants, cafes, shops, bars, supermarkets and the recently developed Southbank Marina. There are also numerous leisure facilities including a modern library, museums, Kirkintilloch leisure centre and various sporting clubs, Kirkintilloch Bowling Club, various water sports including, canoeing, rowing, golf courses in both Kirkintilloch and neighbouring Lenzie. The vicinity also allows for pleasant walking & cycling routes.
Kirkintilloch is an interesting historical town. It sits on the Antonine Wall and was the site of a Roman Fort and medieval castle. The Forth and Clyde Canal flows through the centre of the town and provides a link to Glasgow and Edinburgh.

Transport Links: Kirkintilloch is conveniently placed within easy reach of Glasgow city centre and Edinburgh. The property is a short drive to Lenzie train station, or a couple of minute car journey to M80 connecting to the main M8 and M9 motorways with links across central Scotland. There is also a regular bus route to Glasgow city centre and neighbouring villages.

Home Report Available on Request
Viewings By Appointment
EER - C
Council Tax Band - G

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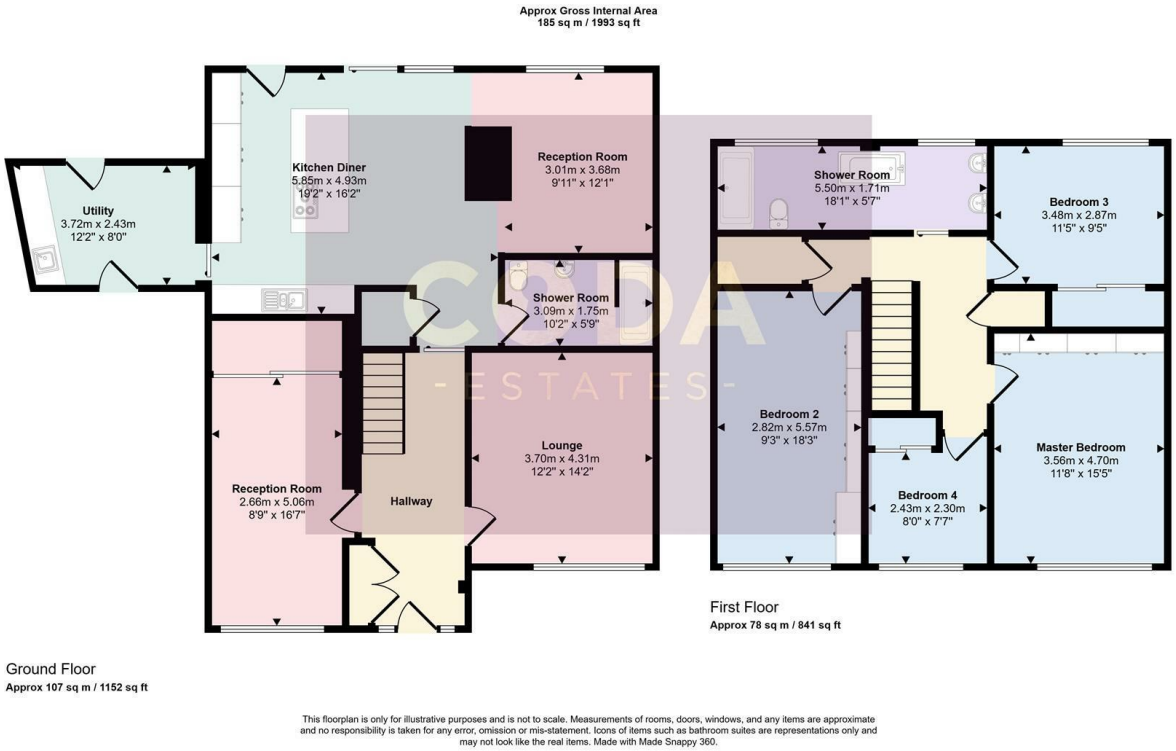














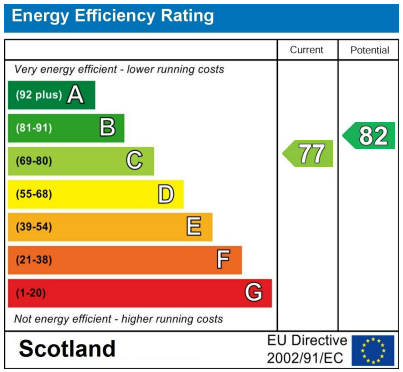
Directions

Viewings

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