

4

OLD DULLATUR ROAD

DULLATUR



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5 | BEDROOMS
6 | BATHROOMS
5 | PUBLIC ROOMS

An Impressive bespoke detached modern villa offering excellent family accommodation of over 5000 square foot, located on one of Dullatur's most sought after addresses and overlooking the golf course. This unique home has been beautifully styled throughout and offers flexible accommodation over two floors with a stunning first floor family room with balcony.

This immaculate home offers generous living accommodation throughout comprising, on the ground floor, reception hall with a beautiful oak galleried staircase with all rooms leading off. Double doors lead to a bright and spacious dual aspect drawing room with gas fire and bay window. To the rear of the property a second reception room with feature window formation, a perfect space for relaxed entertaining and patio doors to the garden, a formal dining room and a wonderful family kitchen with integrated appliances, breakfast bar, dining area and doors to the rear garden. In addition, there is a useful utility room with side door, an additional sitting room, cloakroom with fitted storage and a well-appointed guest bedroom with fitted wardrobes and ensuite.

Upstairs the accommodation comprises, principal bedroom suite with dressing area and ensuite with double sinks and walk in shower, two double bedrooms both with fitted wardrobes and ensuite, a further double bedroom with fitted wardrobes and a family bathroom. In addition, there is a large family room over the garage with double doors leading to a balcony, a fabulous space for entertaining/cinema room/gym, a walk in storage cupboard, a large linen cupboard and a further smaller cupboard with access to the loft.

Externally there is a mono blocked driveway and gardens to the front and rear with patio area. The property further benefits from gas central heating, double glazing throughout and a double garage with electric doors.

This is a superb home that the current owners have lovingly maintained and upgraded over the years.











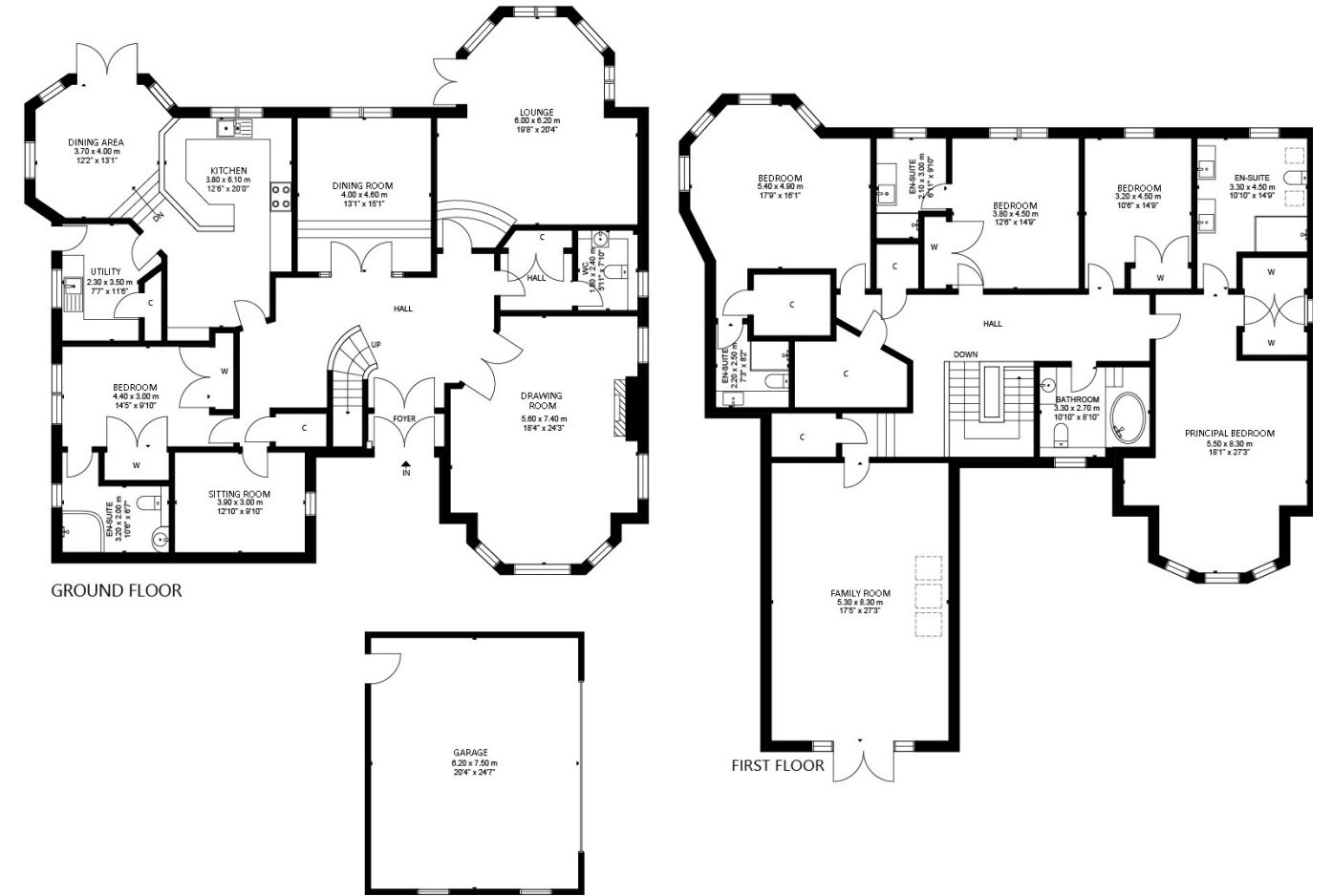












Local Area

Dullatur offers the best of both worlds, it has a semi-rural location with many pleasant walks and trails round the Forth and Clyde Canal and it is well placed to provide easy access to all local amenities including Dullatur golf club, Westerwood Country Club hotel, two equestrian centres and nearby Cumbernauld and Falkirk town centres where a wide variety of high street shops and supermarkets can be found. In addition to this, Croy train station with services to Glasgow, Edinburgh and Stirling is approximately four miles from the property and the A80 allows easy access to the Central Belt motorway network. The M80 is also within circa five minutes' drive, with easy connections to the wider motorway network and both Glasgow and Edinburgh Airports.

BD3434 | Sat Nav: 4 Old Dullatur Road, Dullatur G68 0AR

* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.





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