



24 BROOMHILL DRIVE

KIRKINTILLOCH

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4 | BEDROOMS

4 | BATHROOMS

2 | PUBLIC ROOMS

Boasting complete privacy to both the front and rear, and delivering outstanding open views over rolling countryside, The Campsie Hills and Barr Hill, this impeccable four bedroom townhouse by Cala Homes. Located in Cala's recently completed Beatrice Meadows in Kirkintilloch and offering catchment to the acclaimed Lenzie Academy, this superb home offers true walk in accommodation throughout.

This property is brought to the market in stunning condition, with quality fixtures and fittings including an Ashley Anne Kitchen with Siemens appliances, Amtico flooring and Porcelanosa tiles in the bathroom and en suites.

The specification includes gas central heating, double glazing, private parking and private, level and enclosed gardens. The full accommodation comprises; welcoming reception hallway with WC and two storage cupboards off, large open planned dining room, modern high spec kitchen with a range of base and wall mounted units and integrated appliances, and family room which has direct access out to the lovely private rear gardens via bi-fold doors, and a separate utility room which permits access out to the rear gardens completes the lower level accommodation. Stairs lead up to the first floor where there is a wonderfully spacious lounge with floor to ceiling glazing with Parisienne style balcony, which affords superb views and an abundance of natural light, a good sized double bedroom with fitted storage, a well appointed bathroom with three piece suite, and a smaller single bedroom or home office again with wonderful views to the front of the property.

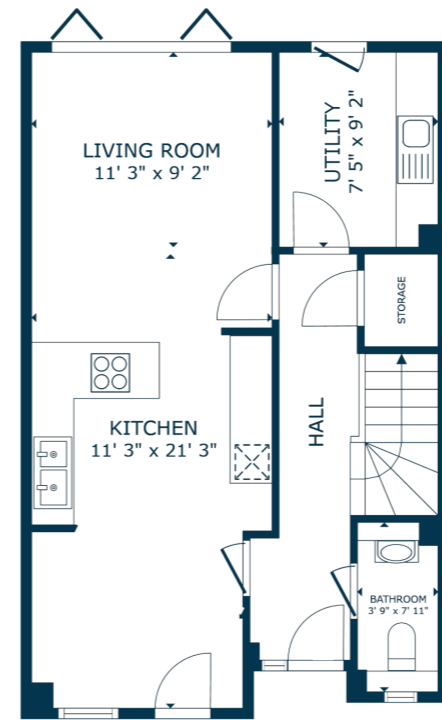
The upper floor reveals two further good sized double bedrooms, the main to the front with integrated wardrobes, well appointed en-suite, and outstanding views, and the second to the rear again with fitted storage and attractive ensuite.

Externally the property benefits from private parking to the front and a superb level and west facing enclosed garden which is completely private. A superb home, in walk in order that will appeal to and meet the needs of a large demographic of buyer.

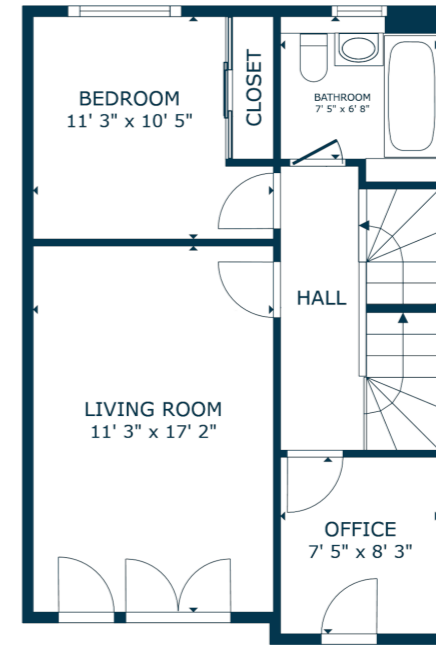




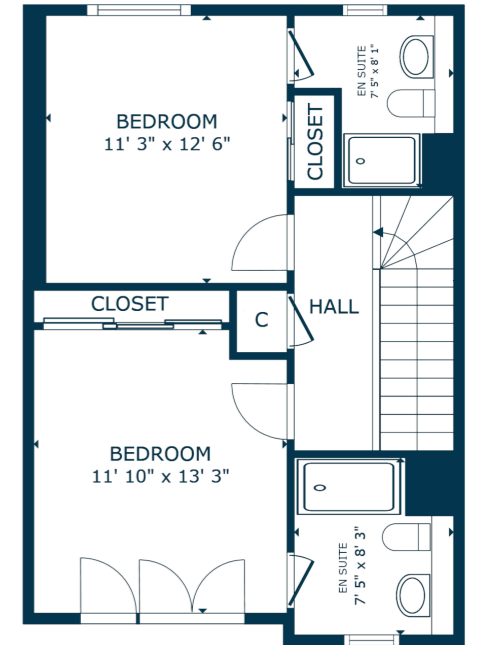




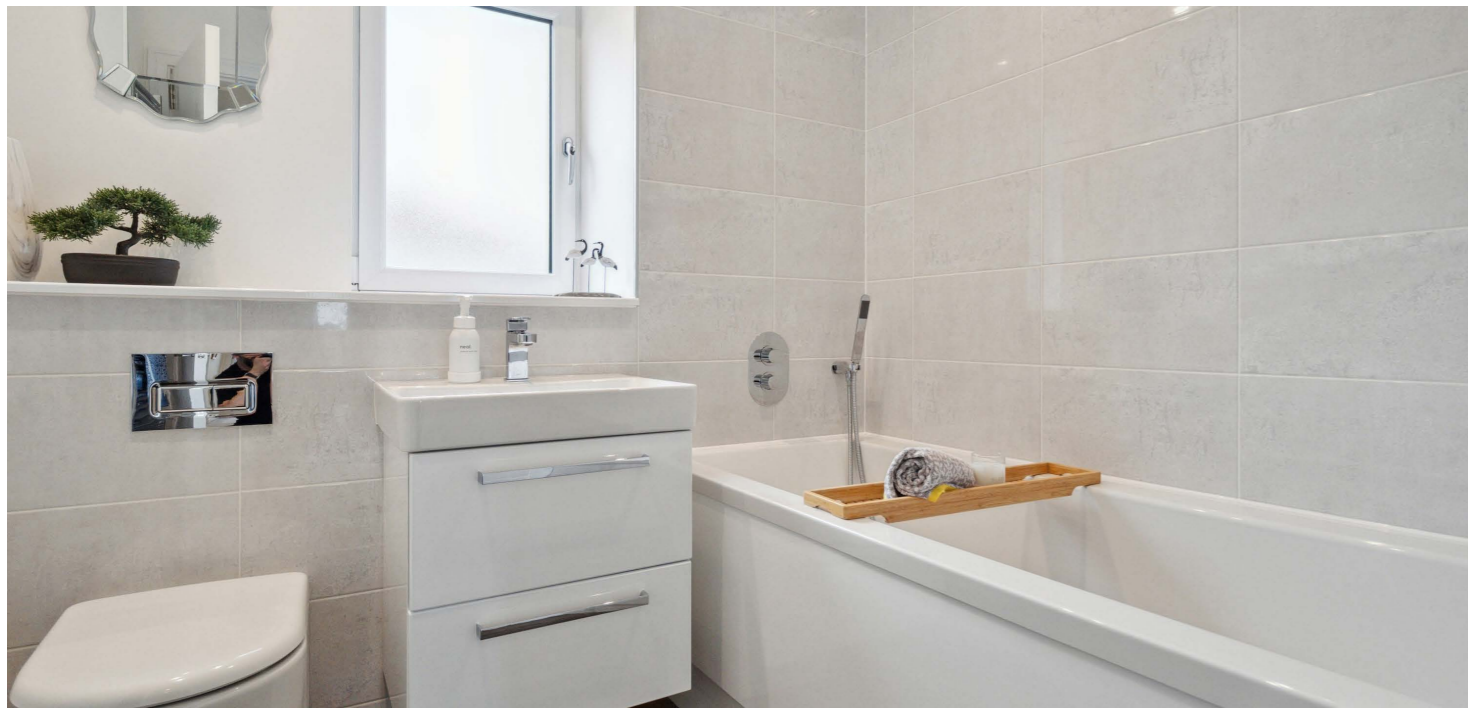
FLOOR 1



FLOOR 2



FLOOR 3



Kirkintilloch has an excellent range of local amenities including; supermarkets, high street shops, library, museum, narrow board marina situated on the Forth and Clyde Canal and a variety of bars and restaurants. Local schooling is available at both primary and secondary levels whilst nearby Lenzie offers additional amenities including a railway station sited on the mainline Edinburgh-Glasgow train line. Excellent road links close by can also provide swift and easy access to Glasgow City Centre and the Central Belt motorway network.

BD3764 | Sat Nav: 24 Broomhill Drive, Kirkintilloch, G66 1FB

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



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