



**41 GLEN DOUGLAS DRIVE**

CRAIGMARLOCH

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6 | BEDROOMS      5 | BATHROOMS      3 | PUBLIC ROOMS

**This truly spectacular six-bedroom detached villa, extending to circa. 3531 square feet, offers an exceptional standard of living, in a sought-after location. Finished to the highest specification, this striking home blends contemporary elegance with practical family living, featuring flawless interiors, generous proportions and beautifully landscaped gardens.**

A welcoming entrance hall, with an impressive sense of space, sets the tone for the accommodation beyond. A beautifully proportioned formal lounge offers a stylish yet comfortable retreat, while a versatile playroom provides the ideal setting for a home office, gym, or additional family space. The heart of the home lies in the expansive open-plan kitchen, dining, and family room, where sleek design meets everyday functionality. The Nolte kitchen by Silverbirch Interiors boasts a stunning finish with high-end appliances, ample workspace and an island/breakfast bar, seamlessly flowing into the dining area and the generous family room—perfect for entertaining or relaxed family gatherings. The kitchen/diner benefits from a ceiling height of three metres. Completing the ground floor, there is a stylish WC, a well-equipped utility room and a large integral garage.

Ascending to the first floor and four bedrooms, the luxurious principal bedroom suite is a true sanctuary, featuring a spacious dressing room and a sleek en-suite shower room. A further three double bedrooms occupy this level, each well-proportioned and beautifully appointed, with bedroom two benefitting from its own private en-suite. A contemporary family bathroom serves the remaining rooms.

The top floor offers an addition two bedrooms and a stylish WC and ample storage.

The high specification includes:- kitchen by Silverbirch Interiors, all appliance by Neff, including slide and hide ovens, Dekton worktops, media wall in the living room, with Venetian plaster finish, LED lighting, with the lights in the kitchen living area being colour changing, Karndean flooring, sanitary ware/baths by Lusso Stone, tiles by Porcelanosa, Hormann electric garage door and aluminium triple sliders. In addition, the walk-in wardrobe in one of the bedrooms has been plumbed, enabling it to be turned into an en-suite, if desired.

The property further benefits from gas central heating and double glazing.

Externally, the landscaped gardens have been designed to complement the home's outstanding setting, offering a balance of practicality and leisure. A raised composite deck provides a perfect spot for outdoor dining, while the expansive driveway to the front leads to the integral garage, ensuring plentiful parking and storage.

Positioned within a highly desirable neighbourhood, Glen Douglas Drive enjoys easy access to local amenities, highly regarded schooling, and excellent transport links, making it a perfect home for families and professionals alike.

This is a rare opportunity to acquire a substantial and immaculately presented home, offering an exceptional lifestyle in an enviable location.

























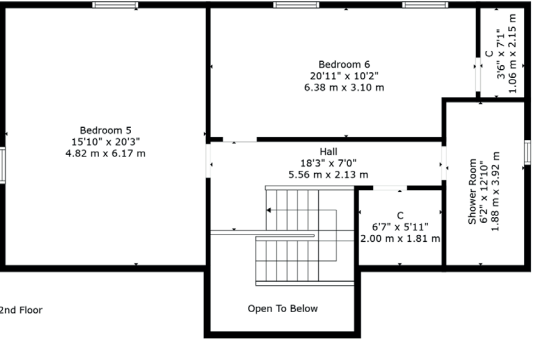
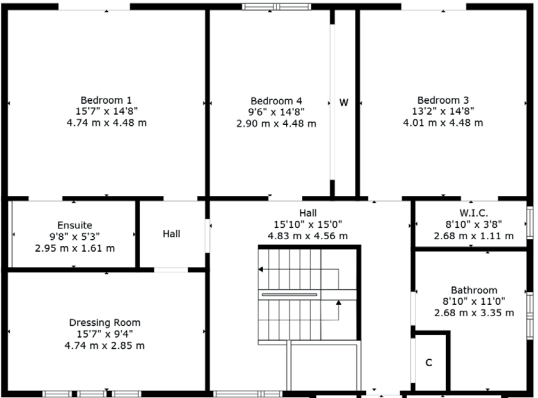
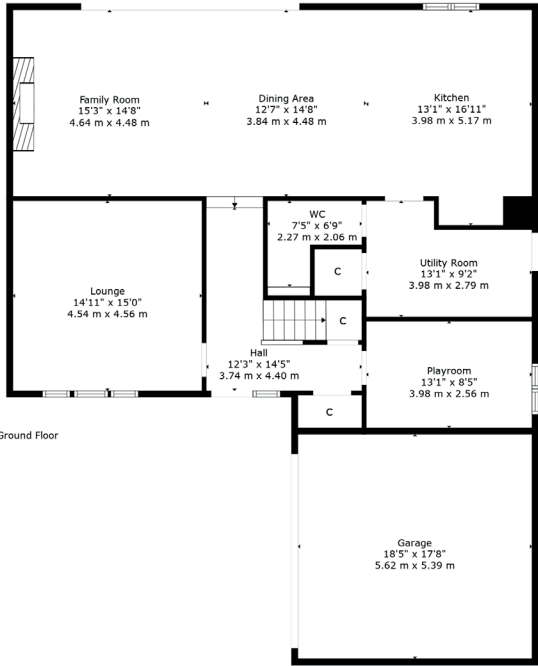












The historic village of Craigmarloch has a rich heritage dating back to Roman times. There have been numerous archaeological investigations uncovering Roman Forts and the Antonine Wall. Craigmarloch offers the best of both worlds, it has a semi-rural location with many pleasant walks and trails round the Forth and Firth Canal and it is well placed to provide easy access to all local amenities including Dullatur golf club, which has a clubhouse with yoga studio and Nonnas Kitchen restaurant, 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. There are multiple schools and nurseries nearby. 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.

**BD3836** | Sat Nav: 41 Glen Douglas Drive, Craigmarloch, G68 0DW

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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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Corum Bearsden  
1 Canniesburn Toll, Bearsden, G61 2QU

Tel: 0141 942 5888

Email: [bearsdenenq@corumproperty.co.uk](mailto:bearsdenenq@corumproperty.co.uk)

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)