



21 BROOMHILL DRIVE
KIRKINTILLOCH

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5/6 | BEDROOMS

4 | BATHROOMS

3/4 | PUBLIC ROOMS

Positioned in arguably the best spot within the development, this superb and quite stunning detached Cala home has a detached double garage and a large double driveway to the front. A fine example of Cala's large 'Macrae', the property is located within their recently completed Beatrice Meadows development, in Kirkintilloch, and falls within the catchment for the highly acclaimed Lenzie Academy.

Presented to the market in immaculate condition, this home boasts quality fixtures and fittings throughout, including an Ashley Anne kitchen, with Siemens appliances, Amtico flooring and Porcelanosa tiles in the bathrooms and en-suites.

The specification includes:- gas central heating, double glazing, private parking and private, level and enclosed gardens.

The thoughtfully arranged accommodation comprises:- on the ground floor, a welcoming porch leads into a hallway, which provides access to the principal living areas and includes two convenient storage cupboards. A well-appointed WC is located off the hall. There is a bright and spacious main lounge, positioned to the rear of the house, which provides direct access out to the garden, a dining room or additional family room, perfect for relaxation or entertaining, to the front, and the heart of the home is an expansive open-plan kitchen and family room, featuring high-quality fittings, integrated appliances and direct access to the private rear garden, through bi-fold doors. A separate utility room, which also provides access to the rear garden, lies off the kitchen. Completing the lower level is a home office, offering flexibility for various uses.

Ascending to the first floor, a spacious upper landing provides access to all bedrooms and a stylish family bathroom, fitted with a high-quality three-piece suite. The principal bedroom is generously sized and features fitted wardrobes, along with a luxurious en-suite shower room. A second double bedroom also benefits from fitted storage and an en-suite shower room. Three further well-proportioned bedrooms offer excellent space and natural light, ensuring comfortable family living.

Externally, the property enjoys private parking to the front and a superb, level and enclosed garden, ensuring complete privacy. A detached double garage provides additional parking and storage space.





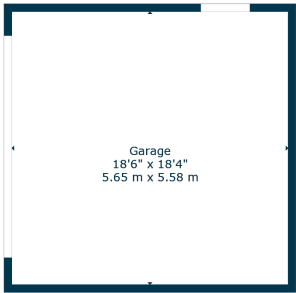
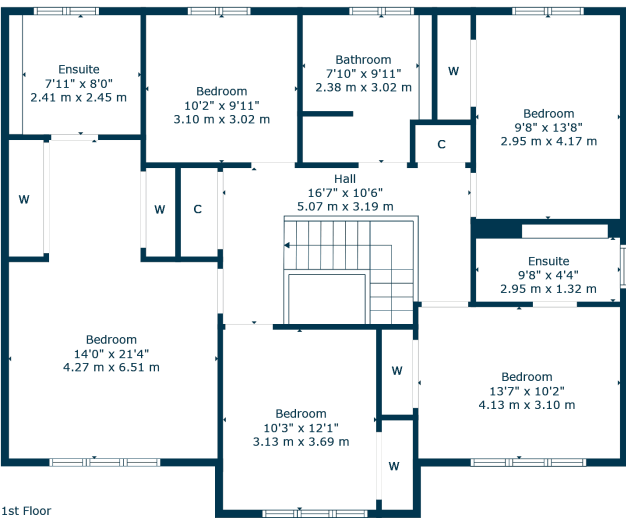
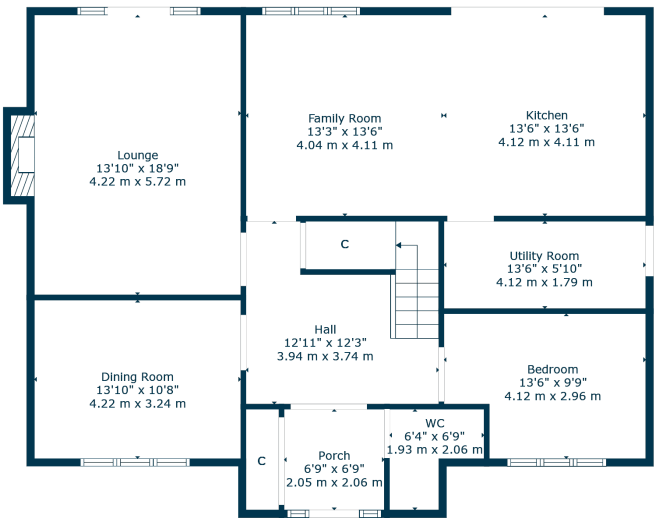












Ground Floor



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.

BD3827 | Sat Nav: 21 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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