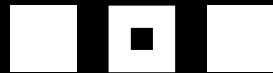


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5 | BEDROOMS

3 | BATHROOMS

2 | PUBLIC ROOMS

A stunning five bedroom, detached modern villa.

This exceptional five-bedroom detached Cala Home, "The Dewar", is located within the exclusive Beatrice Meadows development in Kirkintilloch and falls within the highly sought-after Lenzie Academy catchment. Offering beautifully balanced accommodation, outstanding modern finishes and a generous south-facing rear garden, this is an ideal family home in one of the area's most prestigious addresses.

Constructed by renowned developers Cala Homes, The Dewar is among the most desirable house types within Beatrice Meadows, celebrated for its generous proportions, spacious bedrooms and superb living space. The current proprietors have further enhanced the specification, including elegant herringbone hardwood flooring throughout the ground floor, and an upgraded Ashley Ann kitchen with striking Silestone worktops.

The accommodation begins with a welcoming entrance hallway that immediately sets the tone for the quality throughout. To the rear, fluted glass-effect double doors open into a bright and spacious formal lounge, a calm and inviting retreat with patio doors leading directly to the sun-drenched south-facing garden.

At the heart of the home is a magnificent open-plan kitchen, dining and family area, perfectly designed for modern family living and entertaining. The contemporary Ashley Ann kitchen is fitted with a full range of integrated Bosch appliances including oven, microwave, dishwasher and induction hob. There is ample space for a six-seater dining table and relaxed family seating, while large windows flood the room with natural light. Bi-fold doors open seamlessly onto the patio, creating an effortless connection to the garden—ideal for summer entertaining.

A separate utility room with direct access to the double garage, a guest cloakroom/WC and two generous storage cupboards complete the ground floor. The garage is currently utilised as a home gym and offers excellent additional storage.

The upper level provides five well-proportioned bedrooms, offering flexibility for growing families or home working. The impressive principal suite features fitted wardrobes and a luxurious en suite shower room. Bedroom two also benefits from its own en suite, while the remaining bedrooms are served by a stylish family bathroom with a four-piece suite, including separate bath and shower. All bathrooms are finished with Porcelanosa tiling and quality Laufen sanitaryware.

Further features include gas central heating with a combination heat pump system for enhanced energy efficiency, PVC double glazing, a floored loft with Ramsay ladder access, and an electric vehicle charging point on the driveway.

Externally, the property boasts a superb fully enclosed south-facing rear garden, providing privacy and peace of mind for children and pets. The wider development benefits from two attractive park areas and enjoys lovely views towards the Campsie Hills. Beatrice Meadows perfectly balances peaceful suburban living with excellent transport links and local amenities, firmly establishing it as one of Kirkintilloch's most desirable residential locations.















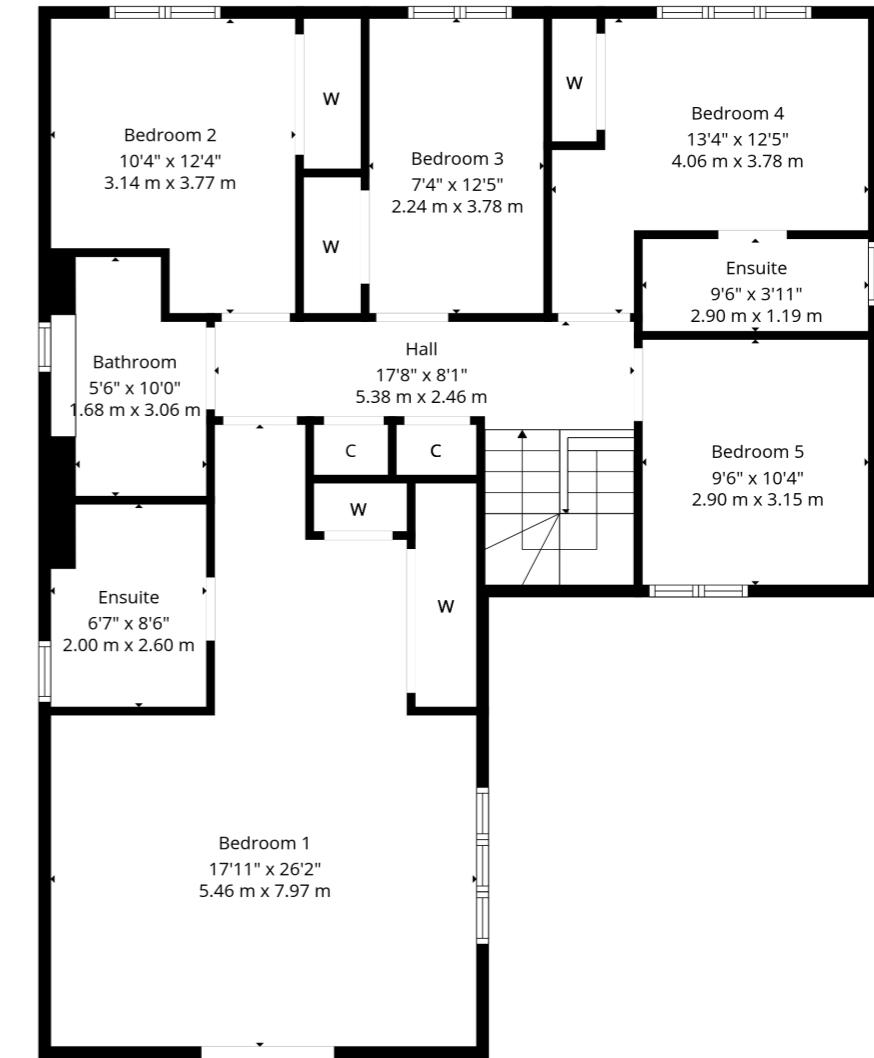
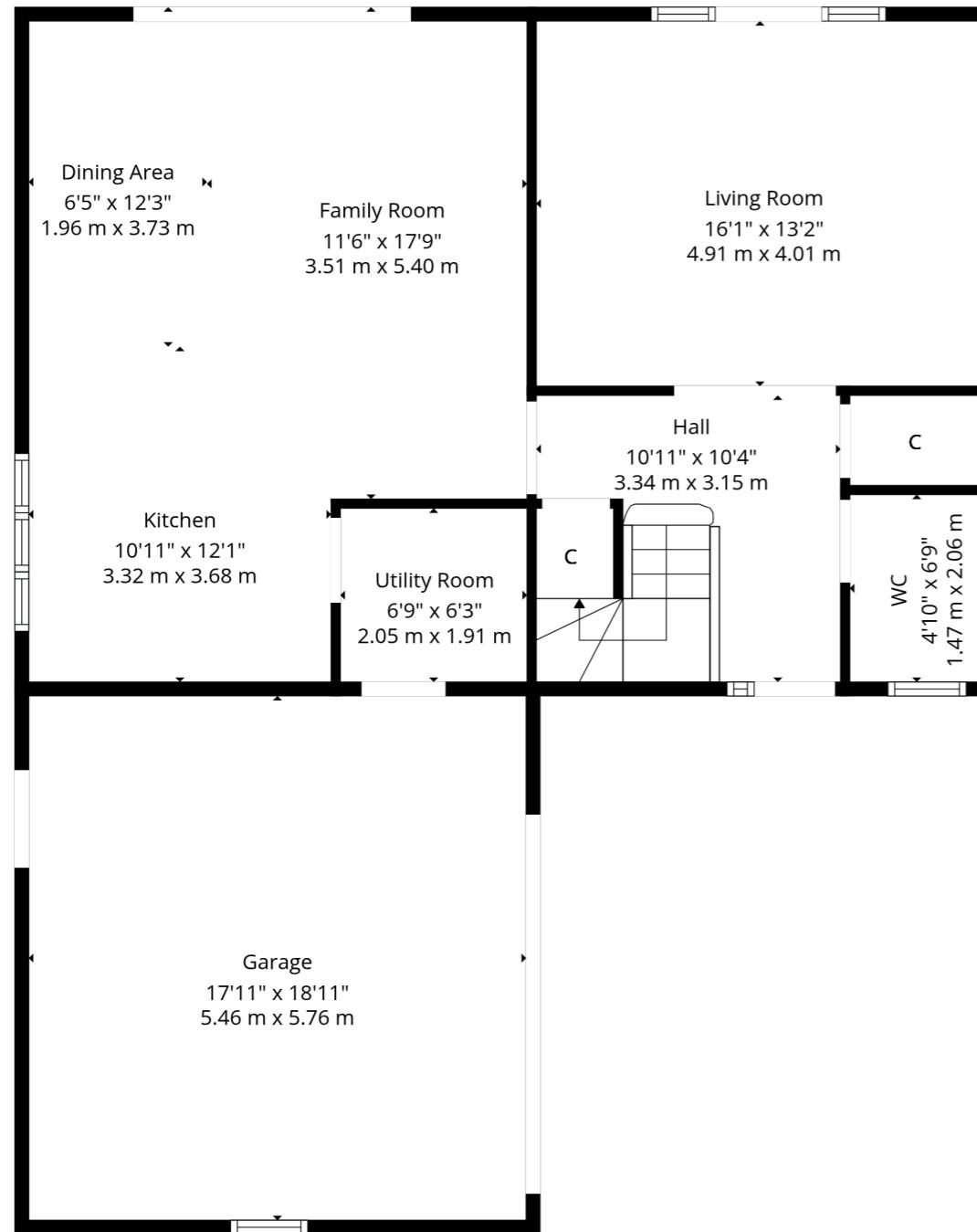












Local Area

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.

Please note, we are required under the Estate Agents Act 1979 and the provisions of information regulations 1991 to point out that the client we are acting for on the sale of this property is a connected person as defined by that act.





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