





Viewing

By appointment please through
Clyde Property Falkirk

01324 881777
falkirk@clydeproperty.co.uk

Price Offers Over £515,000

EER Rating Band C

Property Ref WD4953

Stunning, architect designed and individually built modernist detached villa located within the much sought-after village of Dullatur. The property is situated at the end of a long, tree-lined, private driveway which allows access to a block-paved parking area with further access to a substantial double-sized detached garage. The property enjoys a water-filled moated setting with access from the front via a timber walkway. The property enjoys the benefit of private gardens.

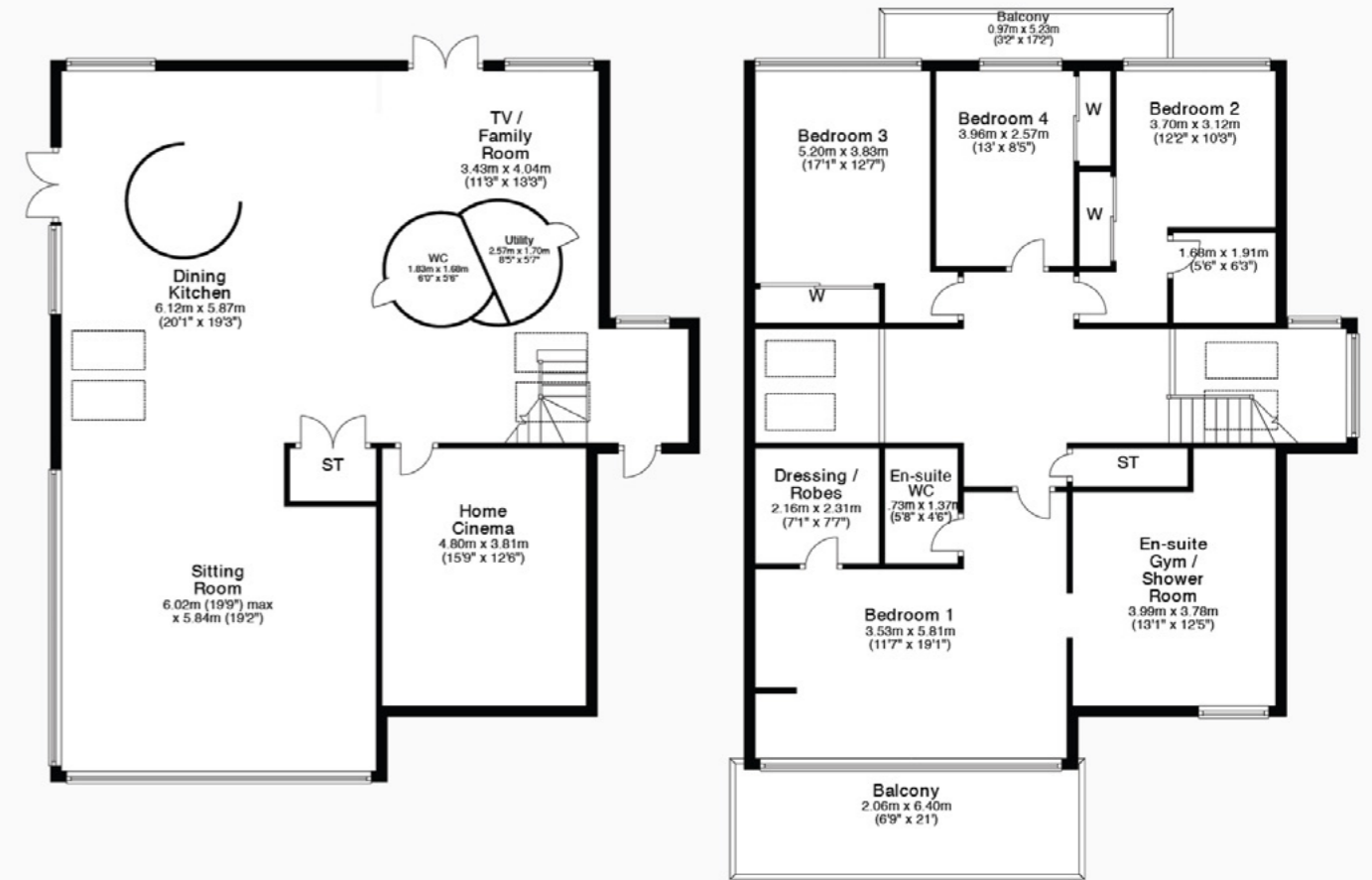
Constructed in 2009 by a specialist Austrian manufacturer on behalf of the present owner, the property design was adapted to the individual setting bringing the outside in throughout the house with floor-to-ceiling glazing, front and rear balconies and the use of solid wood beams, steel, glass and aluminium which all contribute to the impressive and striking appearance.

The interior, across two floors, is light and spacious with an easy flow-through from a generous reception hallway with vaulted ceiling and a floating steel and granite staircase which rises to the galleried upper hallway. The public space includes a sitting room, TV/family room, dining kitchen and home cinema, all located at ground level. The bespoke Italian Pedini kitchen has a focal point circular cooking island, concealed storage and Siemens integrated appliances. The lower floor is completed by a utility room and downstairs WC.

On the first floor there are four bedrooms, all of which enjoy exceptional natural light. Particular attention is drawn to the master bedroom which has a walk-in fitted robes, en-suite WC and open-plan access to a super gym area with sunken shower area with twin mains showers. The master bedroom also has access to a private front sun balcony. Bedroom two also enjoys the benefit of an en-suite shower room. Bedrooms three and four are versatile apartments which share an inter-connecting rear balcony. The high specification includes Durafit and Grohe fittings, underfloor heating to both floors and high performance glazing systems. This is a home of immense character which, although now requiring some upgrading, offers spectacular architecture which can only be fully appreciated with internal viewing.

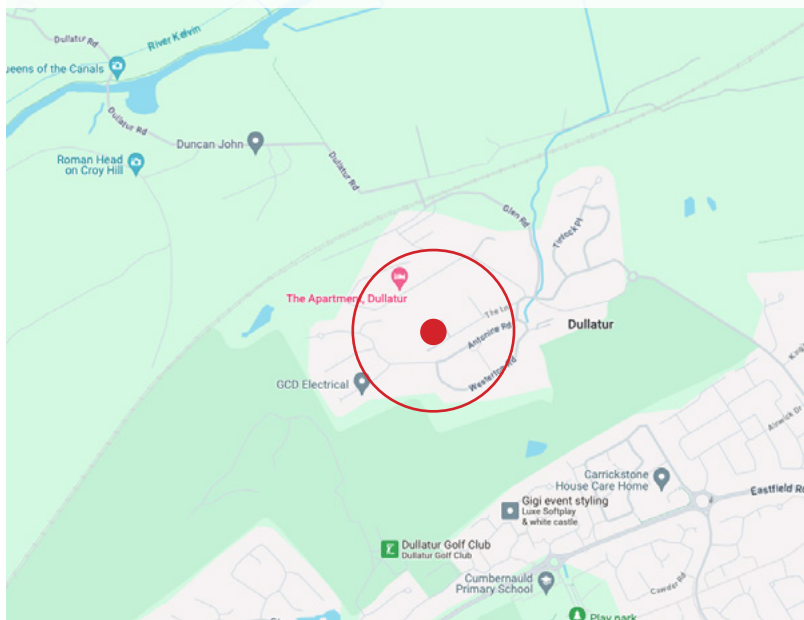






PLEASE NOTE: Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only and are taken from longest and widest points. Floorplans are for illustration only and may not be to scale.

Holtz Haus, The Lane, Dullatur G68 0AU



Location

The highly regarded and historic village of Dullatur is well-placed for access to a number of excellent local amenities including Dullatur Golf Club, Westerwood Country Club and Hotel, nearby equestrian centres and delightful country walks and trails. Dullatur lies within easy reach of the city of Stirling and major towns of Falkirk and Cumbernauld which all offer an extensive range of shopping, schooling, civic and recreational facilities. The property lies within easy reach of both Cumbernauld and Croy railway stations which provide rail links to destinations including Glasgow, Stirling and Edinburgh. The surrounding arterial road and motorway network offers superb access for commuters to many central Scottish centres of business including Glasgow, Stirling, Falkirk, Grangemouth and Edinburgh.



24 Newmarket Street

Falkirk FK1 1JQ

T: 01324 881777

F: 01324 898777

e: falkirk@clydeproperty.co.uk

www.clydeproperty.co.uk



Download our App:

