



5 Prospect Road, Dullatur, G68 0AN

Offers Over £520,000

- *** Unique Detached Villa Over 3 Levels ***
- Sun Room
- Splendid, Mature, Landscaped Garden Plot
- EER - C
- 5 Bedrooms & 3 Reception Rooms (Flexible)
- Games Room & Home Gym with Sauna
- Spectacular Views From the Balcony
- Magnificent Fitted Kitchen
- Integral Garage and Extensive Off Street Parking
- Close to Local Amenities and Transportation Links

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This substantial family home offers flexible living accommodation over three spacious levels. The current owners have created and developed the property to a tremendous specification throughout, The landscaped gardens and spectacular views to the rear are quite breath taking from the raised outside balcony area. Located within this highly sought after address early viewing will be imperative. EER - C



Council Tax Band: G



*** Unique Luxury Accommodation Over 3 Levels***

CODA Estates presents this splendid detached property located within the highly desirable Prospect Road address of Dullutar The magnitude (approx 232 square meters), over 3 levels and the spectacular scenery must be viewed for full appreciation.

Nestling amongst established, colourful garden grounds, the property has been developed over the years resulting in a truly magnificent family home. Accommodation comprises welcoming reception hallway, formal lounge with wood burning fire, formal dining room (bedroom 6), quality fitted kitchen with numerous integrated appliances and contemporary island, sunroom adjacent to kitchen for additional living space with French doors to the raised decked, balcony. The entrance level also is home to two spacious double sized bedrooms and an attractive house bathroom.

Upstairs you will find the opulent master bedroom with generous built in wardrobe storage and stylish ensuite facilities. Bedroom 5 is also located on this floor and is currently used as a home office. On the lower level is a spacious guest bedroom and shower room. From the guest bedroom a large cinema/games/family room can be accessed. This space offers flexibility to accommodate a variety of uses for any discerning buyer. The current owners have also provided a small gym area with sauna and a large store/cellar space.

The home also boasts ample off street parking, double garage, GCH, DG, and garden shed The extensive garden ground is not over looked providing privacy in different areas for outdoor living space and entertaining. The well-stocked, landscaped gardens have been thoughtfully planned and designed to provide an array of colour at varies times of the year. The open views towards the Campsie Fells are quite magnificent, warranting personal viewing.

Room Dimensions

Lounge - 6.82m x 3.33m
Dining Room - 3.45m x 3.10m
Kitchen - 4.55m x 3.11m
Sun Room - 4.00m x 3.90m
Bedroom 2 - 3.73m x 3.41m
Bedroom 3 - 3.73m x 2.90m
Bathroom - 2.13m x 1.91m

Upstairs

Master Bedroom - 5.47m x 4.98m
Ensuite - 2.95m x 2.00m
Bedroom 5/Office - 3.32m x 3.00m

Lower Level

Guest Bedroom - 3.65m x 3.33m
Shower Room - 0.85m x 2.25m
Games Room - 10.80m x 3.50m
Gym/Sauna - 3.00m x 3.50m
Store - 6.65m x 3.00m

Local Amenities

The village of Dullutar is situated between the towns of Cumbernauld and Kilsyth and provides ready access to 24 hour shopping, schools, health care and leisure facilities. The village itself boasts it's own tennis club and community hall, hosting regular family social events. The setting of this property provides various delightful country walks, including around the historic Antonine wall and nearby Campsie Fells. There are also nearby equestrian facilities, as well as fishing, cycling and boating along the Forth Clyde canal." Park and ride facilities are available at nearby Croy Station, with

direct rail links to Falkirk, Glasgow and Edinburgh. In addition, Dullutar is situated just minutes from the motorway network giving access to all major towns in Central Scotland.

Home Report by J & E Shepherd available on request.
Assessed for Council Tax Band " G" by North Lanarkshire Council

Early viewing is recommended to avoid any disappointment!

For further details or to arrange an appointment to view please do not hesitate to contact the office on 01417751050

Thinking of Moving ?

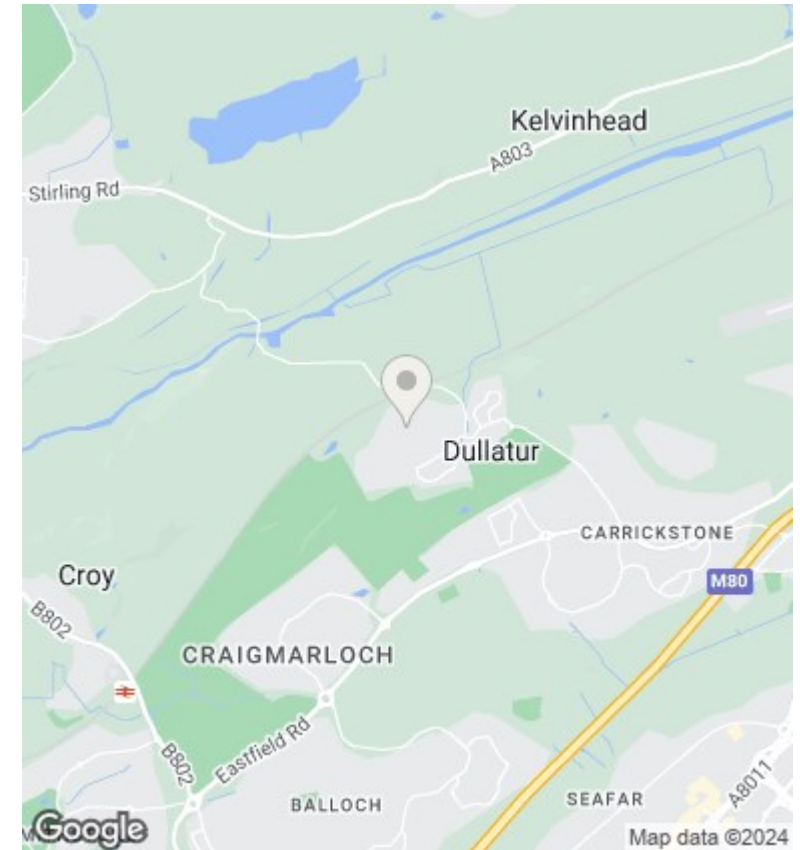
For your FREE market valuation call Claire on 07939 086 074 or at the office 0141 775 1050







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Viewings

Viewings by arrangement only. Call 01417751050 to make an appointment.

Council Tax Band

G

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	71	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC	