



## Garngibboch House Garngibbock Road, Cumbernauld,

Offers Over £750,000

- Spectacular Detached Sandstone Villa
- 5 Reception Rooms
- Substantial Landscaped Grounds
- EER - E
- Opulent Property with Myriad Period Features
- 4 Bathrooms
- Planning Permission to Further Develop
- 5 Double Bedrooms
- Bespoke Kitchen and Convenient Utility
- Close to Excellent Local Amenities



# Garngibboch House Garngibbock Road, Cumbernauld G67 4AF

Welcome to Garngibboch House, a stunning Victorian detached property located on the rural periphery of Cumbernauld, Glasgow.

As you step inside, you'll be greeted by 5 elegant reception rooms, offering plenty of space for relaxing, socialising, and enjoying quality time with loved ones. The property's classic Victorian charm is beautifully preserved, blending seamlessly with contemporary amenities for the perfect mix of old-world elegance and modern comfort.

Whether you're looking for a peaceful retreat from the hustle and bustle of city life or a grand setting to host gatherings and events, Garngibboch House offers the best of both worlds. Don't miss out on the opportunity to make this exquisite property your new home.



Council Tax Band: F



With the home dating from 1841, there are period features aplenty, noticeable before you even walk inside it's beautiful sandstone façade, thanks to it's traditional cast iron butler door bell pull. Elaborate geometric tiled floors greet you and lead you to the main apartments.

The main reception, an impressive drawing room, comes complete with ornate cornicing and architrave, solid oak flooring, and cast iron radiators, with the focal point being a grand fireplace with wood burning stove. French doors open to an expansive Southwest facing terrace and the manicured lawns beyond.

There is a fantastic country kitchen which is the perfect blend of traditional styling and modern convenience. Replete with Rangemaster Gas range, undermounted Belfast sink, American style Fridge Freezer, separate wine fridge, integrated coffee machine, and microwave. Off the kitchen is a thoughtfully equipped utility room with full laundry facilities and additional storage.

Additionally, the West wing of the ground floor contains a breakfast room with traditional fireplace, study, formal dining room and large bay windowed family room, again overlooking the private gardens. Above the dining room and accessed via a wrought iron spiral staircase is a self-contained guest bedroom complete with en-suite facilities.

The property's first floor accommodation comprises 4 double bedrooms, family bathroom and an additional shower room. The Master is another impressively appointed room with dual aspect boxed bay windows and a range of bespoke fitted wardrobes. The main bathroom, another grand affair, with 4 piece suite, free standing roll top bath, boxed bay window seating, wood panelling, and tiled floor.

The East wing of the home has had a number of different uses through the years including a veterinary surgery and children's nursery. It's currently an enormous studio space which could have any number of uses, and separate shower room. This part of the property has planning permission in place for conversion to form an additional lounge and games room as well as 2 further double bedrooms, both

with en-suite facilities and dressing rooms. The artists impressions of these plans can be viewed in the pictures section of the listing.

Set within mature grounds laid mainly to lawn, there is a large stone chipped parking area, fully equipped children's play area, south west facing terrace and the afore mentioned lawns, surrounded by mature trees and shrubbery.

The property occupies a secluded rural location yet is located on the periphery of Cumbernauld and benefits from all of the amenities available on its doorstep, including shops, restaurants, leisure facilities, parks, and highly rated schools. The property is within walking distance of Greenfaulds station and is also close to the M80 linking it to central Scotland's extensive roads network.

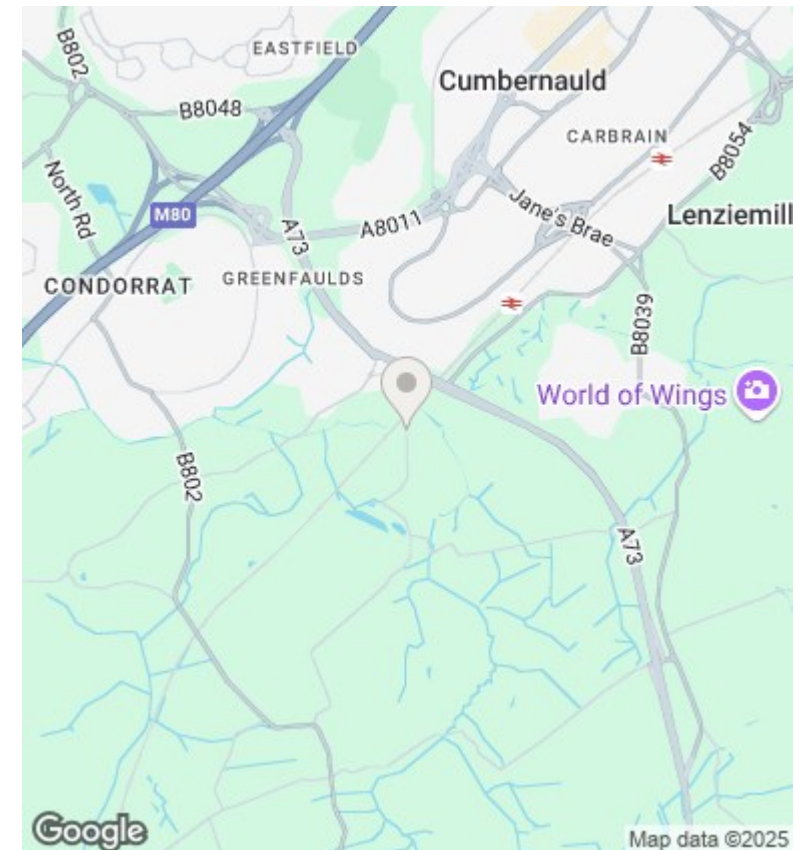
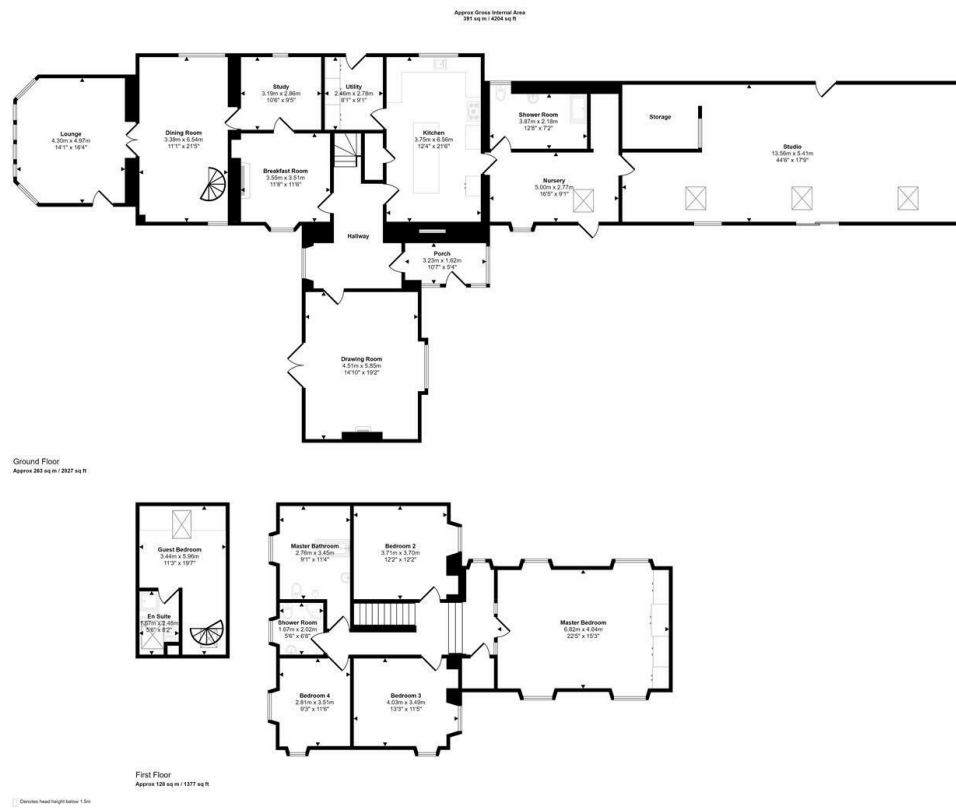
Home Report Available on Request

NL Council Band F

EER - E

Viewings Strictly By Appointment

If you are interested in viewing this property please contact our offices direct on 01417751050. Property to sell? One of our expert team would be happy to provide you with a free valuation and we can discuss our selection of professional selling packages.



## Directions

## Viewings

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

## Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	50
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Scotland		
EU Directive 2002/91/EC		