



## 3 Croy Cunningham Steading, Killearn, G63 9QY

Offers Over £460,000

- Exclusive Gated Development
- Maintained & Presented to an Impeccable Standard
- Separate Dining Area, Utility & W/c
- EER - C
- 3 Bedroom Steading (Master Ensuite)
- Bespoke Dining Kitchen
- Ample Parking & Private External Store
- Traditional Features with a Contemporary Twist
- Formal Lounge with Bi-folding Doors
- Opulent Garden Ground



## 3 Croy Cunningham Steading, G63 9QY

An incredible opportunity to acquire this unique character property within this exclusive, luxury development on the outskirts of Killearn. Maintained and presented to an exceptional specification throughout making early viewing imperative. The current owner has captured many original features while adding a tasteful, contemporary twist. For further details or an appointment to view, please call 01417751050. EER - C



Council Tax Band: G



This imaginatively designed steading conversion, built by Countryside Steading Conversions in 2006, enjoys an attractive courtyard setting with far reaching views across open countryside.

The home offers luxury accommodation that is rarely seen and provides a mix of traditional and modern features, with the accommodation comprising a generous open hall and dining room, a fabulous formal lounge with Living Flame gas fire as a focal point and bi-fold doors, a bespoke fitted kitchen with a range of base and wall mounted units, central island, range cooker and dining area.

There is a further useful utility room and downstairs cloakroom w.c.. A galleried open staircase leads to the upper hall where there are three bedrooms, with the master bedroom having an en-suite shower room and made to measure wardrobe storage. The family bathroom is also located on the first floor and offers a three piece suite with over-bath shower and vanity storage. The home is warmed by gas fired central heating and hardwood double glazed windows.

To the outside, there are generous, well stocked garden private garden grounds which provide the most idyllic colourful haven in which to relax and/or entertain. Additionally, there is an external storeroom for storing garden furniture and bicycles. The development benefits from majestic security gates, linked to each dwelling via intercom and the communal grounds involve a factor.

#### Room Dimensions

Entrance Hallway/Dining Area - 6.04m x 5.21m

Formal Lounge - 5.18m x 3.99m

Dining Kitchen - 5.18m x 3.39m

Utility Room - 1.94mx 1.77m

w/c

Master Bedroom - 5.21m x 3.92m

Ensuite - 2.52m x 1.66m

Guest Bedroom - 5.23m x 3.48m

Bedroom 3 - 3.41m x 2.31m

House Bathroom - 2.32m x 1.95m

Croy Cunningham Steading is located approximately one mile from the village of Killearn, which offers excellent local amenities, with primary schooling. Further to the east is the village of Milngavie where there is access to a road halt, with regular services to Glasgow and Edinburgh. The property sits on the edge of some of Scotland's most beautiful scenery and is accessible to the Loch Lomond & Trossachs National Park and the abundance of outdoor pursuits it has to offer.

Home Report Available on Request

EER - C

Viewings Strictly By Appointment

CODA Estates provide a free valuation service. If you are considering selling your own home please telephone 0141 775 1050.



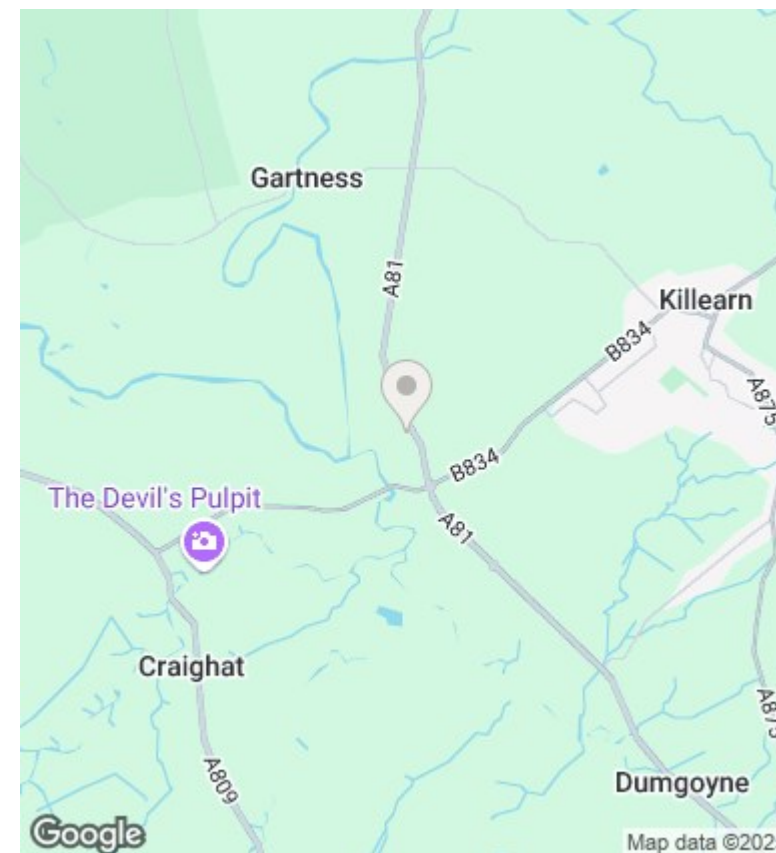








This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## Directions

## Viewings

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

## Council Tax Band

G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		99
(92 plus) A		
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC