



## Brownville, 46 Glasgow Road, Kilsyth, Glasgow, G65 9AD

Offers Over £575,000

- Elegant Victorian duplex residence set within a distinguished listed period property
- Grand reception lounge and dining space designed for entertaining and everyday living
- Luxurious four-piece bathroom plus additional guest cloakroom for convenience
- Set in over 0.5 acres of mature landscaped grounds offering privacy and tranquillity
- Private double garage and sweeping driveway providing extensive secure parking and a sense of arrival
- Flexible layout with 4/5 beautifully proportioned bedrooms to suit family or lifestyle needs
- Contemporary bespoke fitted kitchen combining style with practicality
- Striking top-floor belvedere showcasing 360-degree panoramic views across the surrounding landscape
- Charming summer house with integrated bar, perfect for year-round gatherings
- Energy efficiency rating - D



# 46 Glasgow Road, Glasgow G65 9AD

A statement property blending period grandeur with modern sophistication; offering refined duplex living across 2 levels, exquisite entertaining spaces, and expansive grounds designed for a life of distinction. A rare opportunity to live without compromise.

 4  1  2  D

Council Tax Band: F



An extraordinary opportunity to acquire a truly one-of-a-kind duplex home within a listed Victorian masterpiece dating back to 1878, beautifully restored to showcase the grandeur of its heritage while offering every modern luxury.

Set across two elegant levels, this 4/5 bedroom conversion boasts a wealth of period character, enhanced by light-filled living spaces designed for both relaxation and entertaining. The heart of the home is a magnificent lounge and dining room, perfectly proportioned for family living and formal occasions alike, complemented by a sleek, bespoke fitted kitchen finished to the highest standard.

The property offers a sumptuous four-piece family bathroom and convenient guest WC, while upstairs reveals the crown jewel of this home – the remarkable ‘belvedere’ retreat. From here, enjoy uninterrupted 360-degree panoramic views, an inspirational space unlike any other.

Approached via a sweeping driveway, the home is framed by extensive, mature landscaped grounds, creating a rare sense of privacy and grandeur. A charming summer house with bar facilities provides the perfect garden escape, while a double garage and generous driveway complete this exceptional offering.

This is more than a home – it is a statement property of timeless elegance, where history, luxury, and lifestyle combine in perfect harmony.

#### Location

Occupying a prominent position close to the heart of the town centre, Kilsyth offers a number of amenities including shops, health & leisure, primary & secondary school and sports facilities as well as a number of historic tourist attractions. Nearby Croy railway station provides a regular link with Glasgow, Edinburgh, Stirling and further afield. All major motorway networks are only a short drive away, as are Loch Lomond and the Trossachs and many more scenic locations.

Home Report available on Request  
Viewings Strictly By Appointment

EER - D

Council Tax Band - North Lanarkshire F

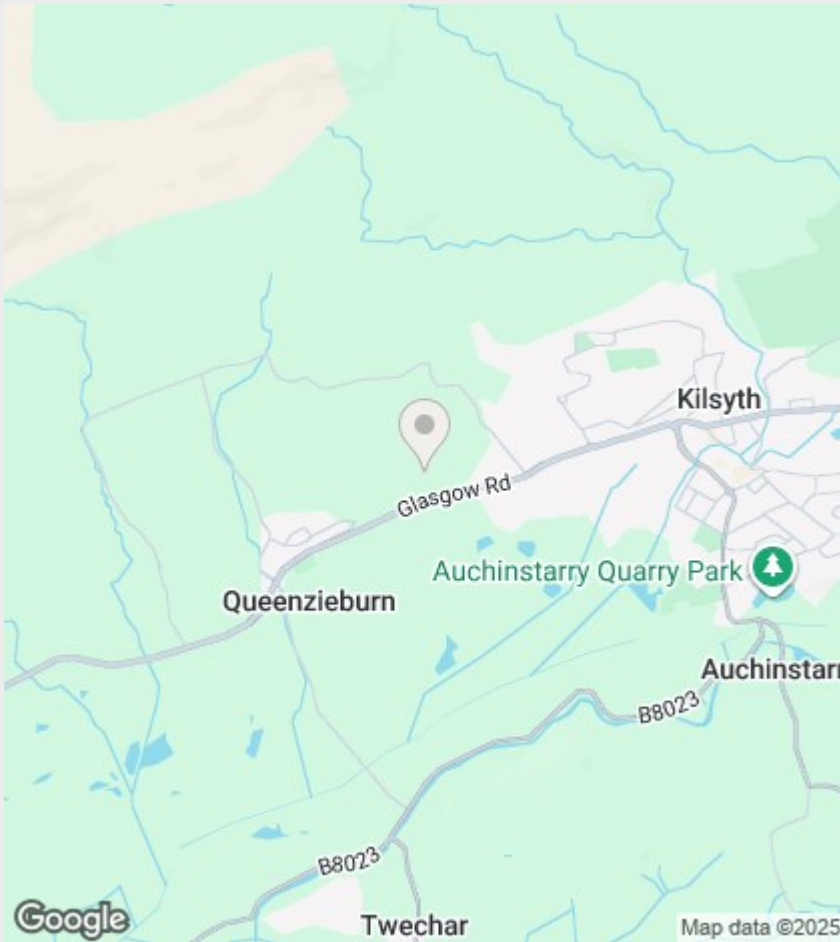
If you are interested in viewing this property, please contact our offices direct on 0141 775 1050. Property to sell? One of our expert team would be happy to provide you with a free valuation and we can discuss our selection of professional selling packages











## Directions

## Viewings

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

## EPC Rating:

D

| 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>                            |         | 78                      |
| (55-68) <b>D</b>                            | 64      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| Scotland                                    |         | EU Directive 2002/91/EC |

