CODA
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17 Glasgow Road, Kilsyth, Glasgow, G65 9AE

Offers Over £489,995

- Distinguished Victorian sandstone villa occupying a prominent position on one of Kilsyth's most sought-after residential addresses
- Wealth of original architectural detailing, complemented by traditional features and period craftsmanship
- Spacious ground floor bedroom offering excellent flexibility for guests or multi-generational arrangements
- Large south-facing rear gardens set within an attractive and substantial corner plot
- Immaculately maintained throughout, conveniently positioned for Kilsyth town centre, local schooling and excellent transport connections
- Five generously sized bedrooms and three beautifully proportioned reception spaces
- Three individual wood-burning stoves, creating attractive focal points throughout the principal living areas
- Separate kitchen and utility facilities with exciting potential to create an impressive contemporary kitchen dining space
- Secure gated entrance, extensive private parking and detached garage
- Energy efficiency rating -

2-4 Heath Avenue, Lenzie, Glasgow, G66 4LG
01417751050

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17 Glasgow Road, Glasgow G65 9AE

Occupying a commanding position on the highly regarded Glasgow Road in Kilsyth, this outstanding detached Victorian sandstone villa represents a rare opportunity to acquire a home of considerable character, elegance and distinction. Set within an impressive corner plot, the property combines timeless architectural appeal with beautifully proportioned accommodation, having been meticulously maintained and presented in immaculate condition throughout. Retaining an abundance of exquisite period detailing, the home offers an exceptional blend of traditional grandeur and comfortable contemporary living, further enhanced by south-facing rear gardens, a substantial gated driveway and detached garage.

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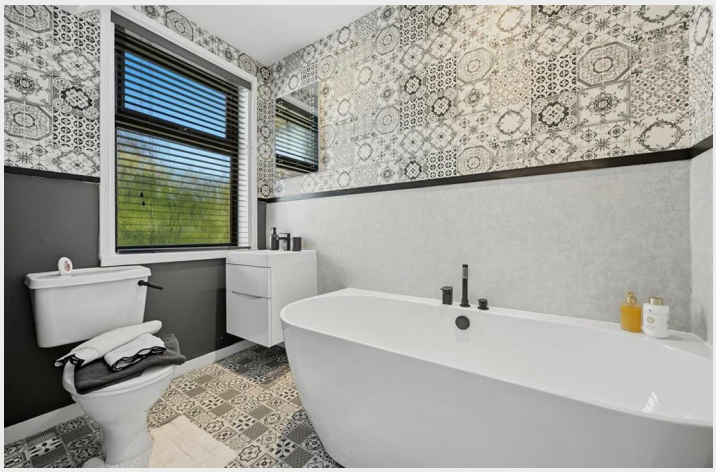
Council Tax Band: G







The accommodation is particularly impressive, extending to five generously proportioned bedrooms and three elegant reception rooms, arranged over two levels. From the moment of arrival, the property's traditional sandstone architecture and attractive proportions create an immediate sense of distinction.

The welcoming reception hallway leads to an exceptional formal lounge, where period detailing and a feature wood-burning stove combine to create a warm yet sophisticated reception space. A separate dining room provides an elegant setting for more formal entertaining and family gatherings, while the additional family room offers a further beautifully proportioned reception space, also featuring its own wood-burning stove. The presence of individual stoves within each reception room adds considerable charm and character, creating inviting spaces throughout the home.

The ground floor also benefits from a generously proportioned double bedroom, offering excellent flexibility for guests, multi-generational living or those seeking convenient accommodation on the level. The fitted kitchen provides a range of cabinetry and worktop surfaces, with the additional advantage of a separate utility room positioned to the rear, accessed independently. A ground floor 3-piece bathroom completes the accommodation at this level.

Of particular interest is the opportunity to further enhance the kitchen arrangement, with the adjoining utility accommodation offering exciting potential to create a more expansive kitchen and dining environment, subject to the necessary consents and building requirements. This provides an appealing opportunity for purchasers wishing to introduce their own interpretation of contemporary family living while retaining the property's inherent character.

The upper floor continues the impressive theme, providing four further substantial double bedrooms, each offering excellent proportions and natural light. A centrally positioned family bathroom serves this level, completing the extensive and versatile accommodation.

Externally, the property occupies a particularly enviable corner position, with generous garden grounds extending around the villa. The south-facing rear garden is a notable feature, enjoying excellent exposure to sunlight and providing a wonderful backdrop for outdoor entertaining, relaxation and family enjoyment. The extensive gated driveway provides secure private parking for multiple vehicles and leads to a detached garage, further enhancing the practicality and appeal of this distinguished home.

Glasgow Road remains one of Kilsyth's established and desirable residential addresses, ideally positioned for convenient access to the town centre and its excellent selection of independent retailers, supermarkets, cafés, restaurants and everyday amenities. The area also offers a choice of schooling, leisure facilities and recreational pursuits, while the surrounding road network provides excellent connections towards Glasgow, Stirling, and beyond.

Combining the architectural elegance of a traditional Victorian sandstone villa with substantial family accommodation, beautifully maintained interiors and an exceptional garden setting, this is a truly special home. The combination of period character, generous proportions, private grounds and exciting scope for further enhancement makes this a particularly compelling proposition for discerning purchasers seeking something beyond the ordinary.

Early viewing is highly recommended to fully appreciate the quality, character and exceptional setting of this remarkable property.

Home Report available on Request
Viewings Strictly By Appointment
EER - D
Council Tax Band - North Lanarkshire G

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





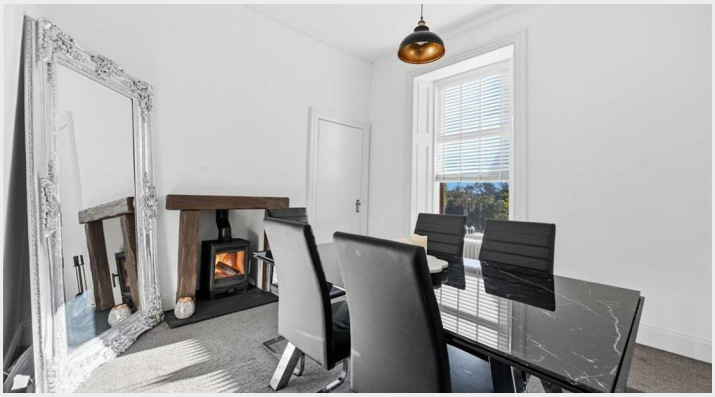

THE GRANGE
17

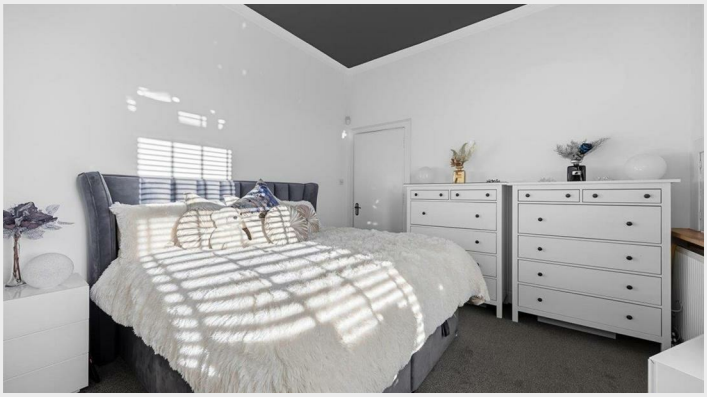








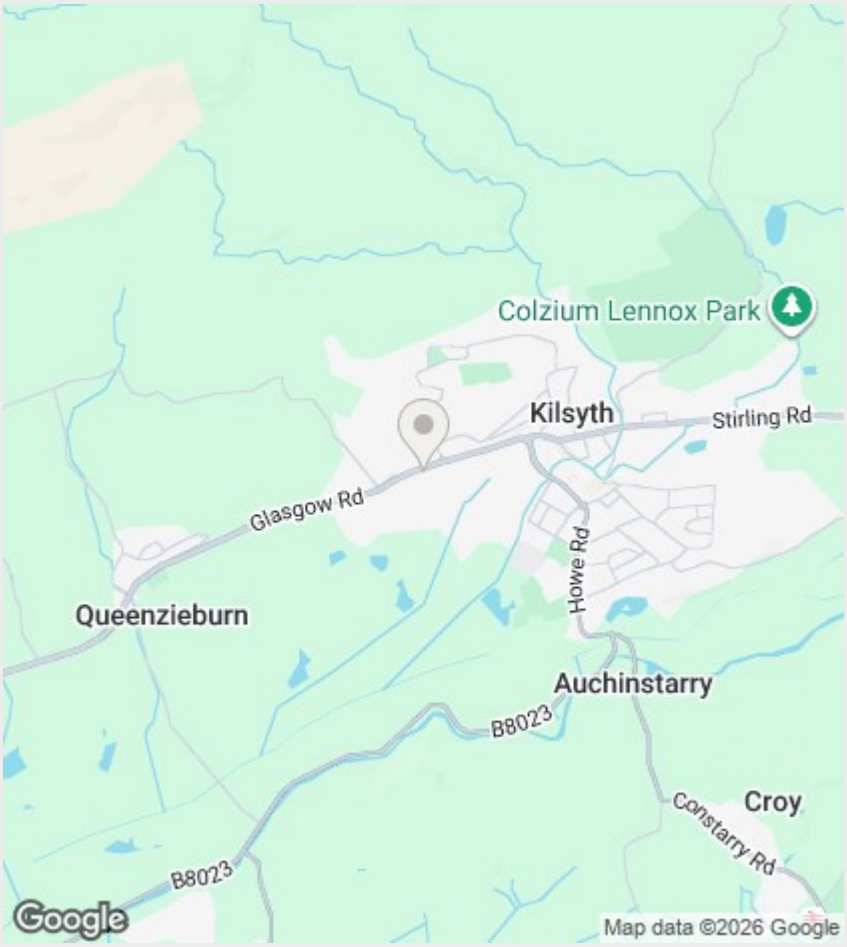












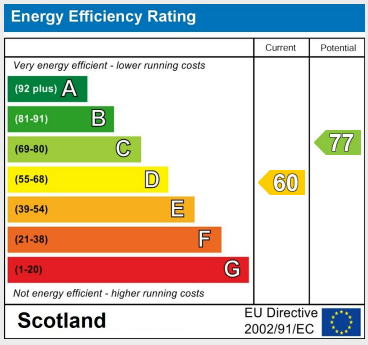
Directions

Viewings

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

EPC Rating:

D





TOTAL: 181 m2
Ground floor: 100 m2, 1st floor: 81 m2

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