

# CODA

- ESTATES -



## 12 Findlay Drive, Kirkintilloch, Glasgow, G66 3FP

Offers Over £620,000

- Extending to an impressive 2,193 sq ft, offering exceptional proportions throughout
- Two stylish en-suite shower rooms plus a luxurious four-piece family bathroom
- Bi-fold doors creating a seamless connection to the patio and rear garden
- Versatile separate dining room adaptable as a home office, gym, or media room
- Practical additions including a utility room, WC, and integral garage
- Five generously sized bedrooms designed for comfort and flexibility
- Expansive open-plan kitchen and family space forming the heart of the home
- Elegant lounge with French doors, ideal for both entertaining and relaxation
- Principal suite featuring a dedicated dressing area and Parisian-style balcony
- Energy efficiency rating - B

# 12 Findlay Drive, Glasgow G66 3FP

A beautifully designed and exceptionally spacious five-bedroom family home, The Lewis offers luxury living with high-specification finishes throughout. At its heart is an impressive open-plan kitchen and family area with bi-fold doors opening onto the garden, perfect for modern living and entertaining. Elegant reception rooms and versatile living spaces provide flexibility, while five generous bedrooms – including two en-suites and a stunning principal suite with dressing area and Parisian balcony – deliver comfort and style in equal measure.



Council Tax Band: G



Spanning over 2000 sq ft, the Cala built 'Lewis' is a beautifully designed five-bedroom home that perfectly balances expansive living with high-end finishes, offering exceptional space for modern family life and is ideal for growing families or those seeking room to live, work, and entertain in style.

The ground floor is centred around a stunning open-plan kitchen and family area—truly the heart of the home. Designed with both everyday living and entertaining in mind, this expansive space is enhanced by elegant bi-fold doors that open seamlessly onto the patio and rear garden, creating a perfect indoor-outdoor flow for summer gatherings.

The separate lounge is equally impressive in scale, featuring French doors to the garden and offering a sophisticated yet relaxing retreat. A formal dining room provides further versatility; while ideal for hosting, it can easily transform into a home office, gym, media room, or even a ground-floor guest bedroom.

Practicality meets luxury with the addition of a utility room, WC, and integral garage, ensuring every detail of modern living is catered for.

Upstairs continues to impress with five spacious bedrooms, all featuring high-quality fitted wardrobes with bi-fold doors. Two bedrooms benefit from en-suite bathrooms, while the principal suite elevates the sense of luxury further, complete with a dedicated dressing area, dual wardrobes, and a charming Parisian-style balcony that floods the room with natural light. A luxurious four-piece family bathroom serves the remaining bedrooms, creating a sense of comfort and convenience throughout.

Combining substantial square footage with thoughtful design and premium finishes throughout, The Lewis offers an exceptional standard of living in a truly spacious family home.

Located in a beautiful semi-rural location on the periphery of Kirkintilloch, Weaver's Brae offers the best of both worlds; boasting woodland walks and an array of leisure activities, yet with the town, and Central belt within easy reach of this safe, family-friendly community.

Home Report Available on Request  
EER - B

Council Tax; East Dunbartonshire Band G  
Viewings Strictly By Appointment

If you are interested in viewing this property please contact the office directly on 01417751050. If you are planning to sell a property one of our expert valuers shall happily visit your home and provide you with a free valuation and we can discuss our selection of professional selling packages.



## Directions

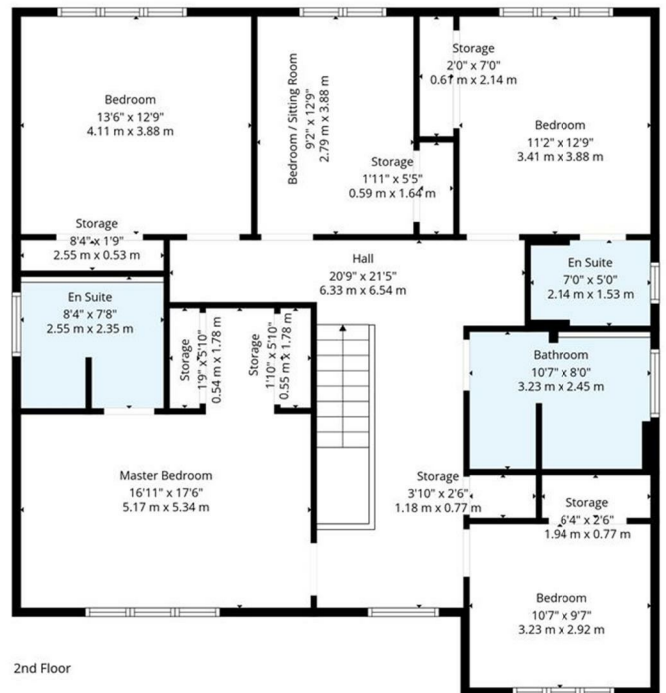
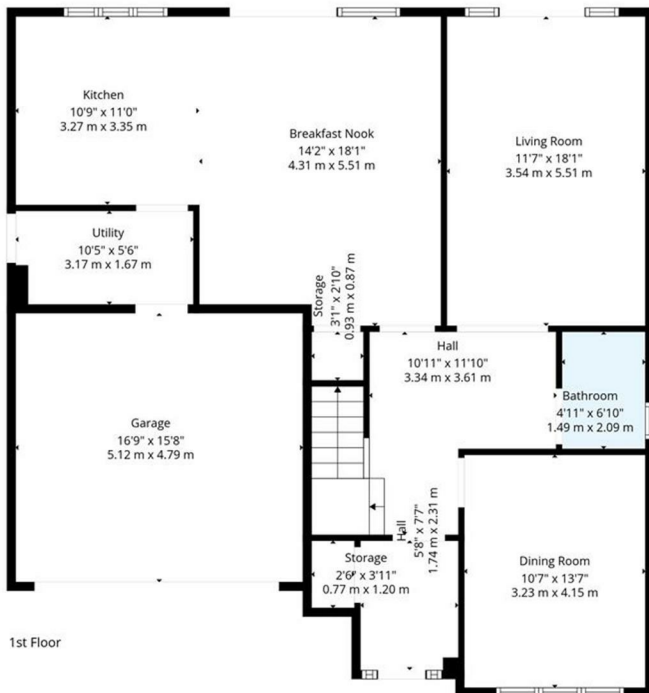
## Viewings

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

## EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>87</b>	<b>87</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	



**TOTAL: 2193 sq. ft, 203 m<sup>2</sup>**

1st floor: 961 sq. ft, 89 m<sup>2</sup>, 2nd floor: 1232 sq. ft, 114 m<sup>2</sup>

EXCLUDED AREAS: GARAGE: 264 sq. ft, 25 m<sup>2</sup>, UTILITY: 57 sq. ft, 5 m<sup>2</sup>, STORAGE: 106 sq. ft, 10 m<sup>2</sup>

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