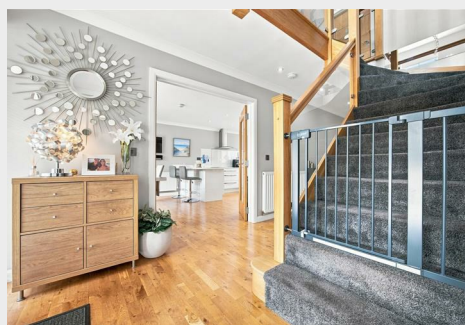




Oakfield Calfmuir Road, Kirkintilloch, Glasgow, G66 3UH

Offers Over £425,000

- Individually designed detached residence
- Immaculately presented throughout
- Opulent reception lounge
- Beautiful landscaped gardens
- Extensive driveway offering parking for multiple vehicles
- Set within a generously proportioned plot
- Open concept kitchen and dining area
- 2 large luxurious bedroom suites
- Bespoke garden room
- EER- C

Oakfield Calfmuir Road, Glasgow G66 3UH

*** Closing Date Friday 11th September at 12 Noon *** Set within an expansive and highly desirable plot on Calfmuir Road, this stunning custom-built residence offers an outstanding combination of luxury, privacy, versatility and individuality. Finished to an exacting standard throughout, the property provides exceptional living accommodation, two magnificent bedroom suites and beautifully maintained private gardens, creating a truly special family home in one of Kirkintilloch's most sought-after locations.



Council Tax Band: G



Originally designed as the blueprint for a four-bedroom detached family home, the current owners have thoughtfully adapted the layout to create two substantial bespoke bedroom suites in place of four conventional bedrooms. This unique approach has resulted in an impressive home where space, comfort and quality take centre stage.

The property extends over two levels and, from the moment you step into the impressive reception hallway, the quality and attention to detail are immediately apparent. The hallway leads into the stunning front-facing lounge, an opulent and generously proportioned reception room which floods with natural light and provides an ideal setting for both relaxing and entertaining.

Situated to the opposite side of the hallway is the impressive dining kitchen, undoubtedly the hub of this exceptional home. The bespoke dining area provides an excellent space for family meals and entertaining, while the luxurious kitchen features an excellent range of floor and wall-mounted units, integrated appliances and a stylish breakfast bar. The generous proportions and considered layout make this a superb social and family space.

A contemporary guest cloakroom and separate utility room complete the ground floor accommodation.

A striking staircase with glass balustrade leads to the upper level, where the exceptional sense of space continues. The property offers two outstanding bedroom suites, both considerably larger than would typically be found within a four-bedroom home.

The principal suite is truly luxurious, featuring a substantial double bedroom, dedicated dressing area, sumptuous ensuite shower room and an impressive feature Parisian balcony, creating a wonderful private retreat.

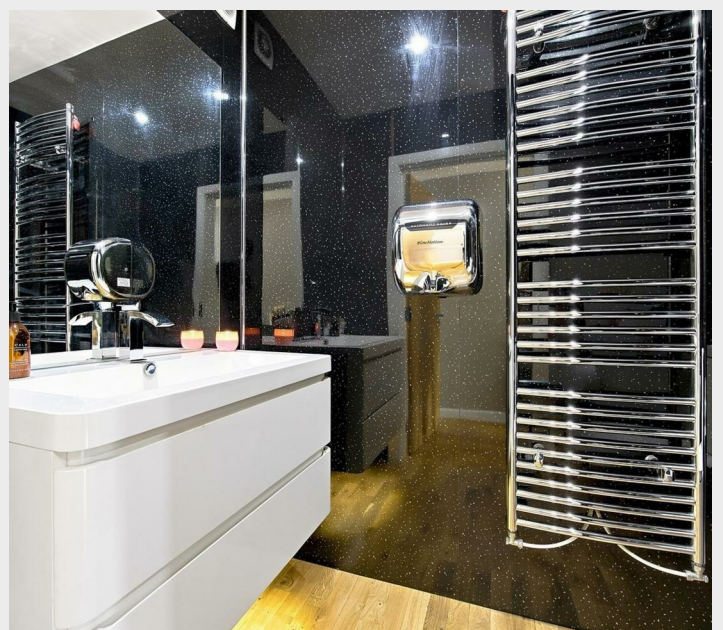
The second bedroom suite is equally impressive in scale and presentation, finished in a modern contemporary style and complemented by a substantial dressing area. A large and beautifully appointed modern family bathroom completes the upper accommodation.

Externally, the property occupies one of the most desirable plots within the area, enjoying a remarkable degree of privacy. The extensive driveway provides generous parking for multiple vehicles, while the beautifully maintained gardens offer a number of areas for relaxation and entertaining. A superb decked patio provides the perfect setting for alfresco dining during the warmer months.

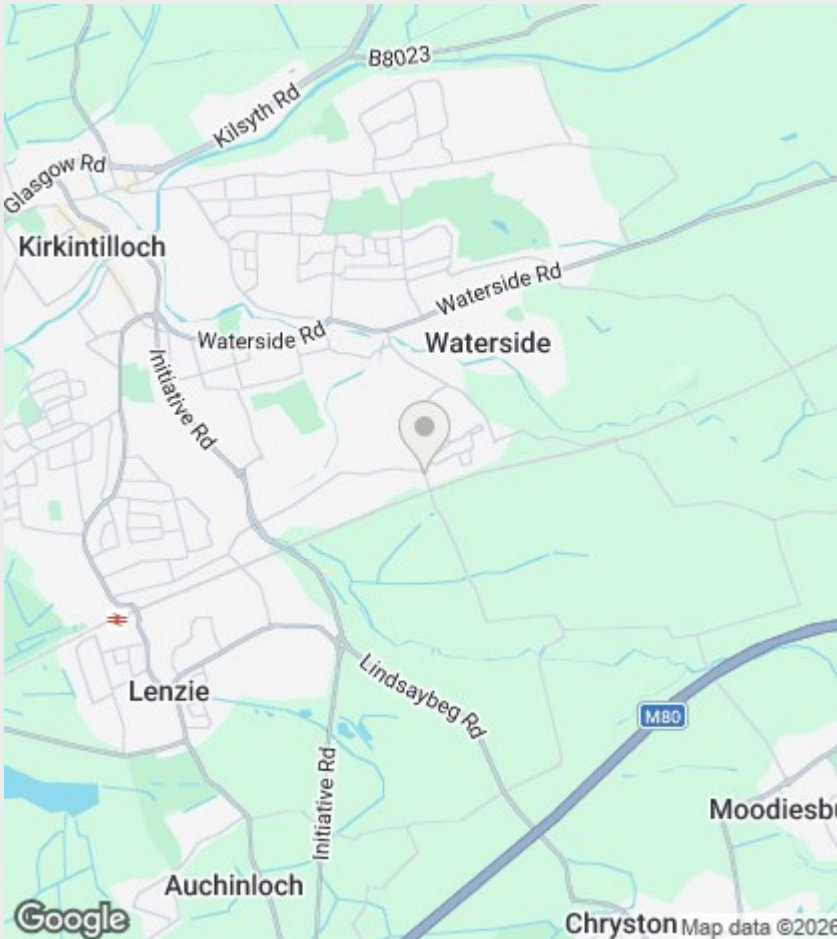
A fabulous powered garden room further enhances the outdoor space and offers excellent versatility. It could be utilised as an entertaining space, home gym, hot tub room, additional workspace or simply provide valuable outside storage, depending on the requirements of the new owner.

Further benefits include excellent loft storage and generous cupboard space throughout the property.

This is a truly unique opportunity to acquire a one-off, thoughtfully designed and architecturally considered family home in one of Woodilee Village's most prestigious and desirable addresses. The combination of exceptional proportions, luxurious finishes, bespoke bedroom suites, extensive gardens and an enviable level of privacy makes this an outstanding home that must be viewed to be fully appreciated.







Directions

Viewings

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

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC

Approx Gross Internal Area
143 sq m / 1539 sq ft



Ground Floor
Approx 70 sq m / 753 sq ft

First Floor
Approx 73 sq m / 786 sq ft

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.