

## 44 Industry Sreet, Kirkintilloch, G66 3AG

Offers Over £460,000

- Built CC 1890 -Magnificent Sandstone Detached Villa
- 2 Welcoming Character -Rich, Reception Rooms
- Substantial Monoblocked Driveway with EV Charger
- EER - D
- Impressive Accommodation Spanning In Excess of 1733sq Ft
- Painstakingly Renovated and Up-graded
- Extensive South Facing, Fully Enclosed Garden with Outbuildings & Pond
- 4 Generous Double Bedrooms & Home Office Flexibility
- Bespoke Kitchen, Opulent Bathrooms & Separate Laundry Room
- Highly Sought After Central Postcode Close to Schooling & Lenzie Station Links

# 44 Industry Sreet, G66 3AG

"Hollybank" provides a rare opportunity to acquire this prestigious, 4 bedroom, detached sandstone villa - built cc 1900's. Located within a sought-after central location this property will appeal to a variety of discerning buyers.

The current owners have painstakingly renovated, presented and maintained the property to a tremendous specification throughout, incorporating many of the original period features with a stylish contemporary twist.

Early viewing is imperative to avoid disappointment. EER - D



Council Tax Band: F



"Hollybank" provides a rare opportunity to acquire a prestigious, 4-bedroom detached sandstone Victorian villa, dating back to the 1890s. Superbly placed within comfortable walking distance of Kirkintilloch town centre, this deceptively spacious home seamlessly blends grand architectural proportions with modern family functionality.

The current owners have painstakingly renovated and executed a comprehensive program of upgrades throughout. From extensive replastering, to meticulously upgraded bathrooms. Original period features — including intricate plasterwork coving, and a traditional fireplace—have been beautifully preserved where possible alongside a stylish, contemporary aesthetic. Early viewing is imperative to appreciate the scale and caliber of home on offer.

#### Ground Floor Accommodation

The main entrance opens via a traditional storm porch into a grand, welcoming reception hallway that sets an affluent tone. The ground floor apartments flow effortlessly from here, spearheaded by a magnificent formal lounge boasting a deep bay window formation and the focal period fireplace to the front.

Mirroring this grandeur is an exquisite, flexible guest bedroom also enjoying front-facing aspects.

To the rear, a splendid formal dining room overlooks the private gardens, offering a bright and sophisticated space for entertaining. The kitchen has been fully reimagined as a sleek, intelligently optimized culinary space, boasting a premium array of integrated appliances, streamlined wall and base units, a bright Velux window, and direct garden access. Complementing the kitchen is a highly practical, matching laundry room designed for busy modern lifestyles.

The lower level is completed with an exceptionally grand family bathroom, featuring a luxurious free-standing roll-top bath, a separate walk-in shower

cubicle, and bespoke vanity storage. A dedicated home office/bedroom 4 offers a quiet, productive workspace to complete the ground floor layout.

#### Upper Floor Accommodation

An elegant, sweeping staircase guides you past an impressive half-landing area—flooded with light from a feature picture window—to the upper level. Here, you will find two further substantial, bright double bedrooms with expansive dimensions, served by a contemporary, high-spec shower room.

#### Gardens & Off-Street Parking

Externally, "Hollybank" sits on an expansive, level garden plot that frames a truly tranquil outdoor sanctuary. The fully enclosed rear garden offers an exceptional level of privacy and seclusion, making it a safe haven for young children and family pets. Bathed in a highly desirable southerly aspect, the grounds feature a manicured lawn, a garden pond, an outhouse/work store, and a mature pergola complete with a well-established grape vine. Numerous seating areas are strategically positioned to capture the sun from morning to evening.

To the front and side, a substantial monoblocked driveway provides abundant off-street parking for multiple vehicles, completely rounding out this premium offering with a modern EV charging point.

#### Room Dimensions

##### Storm Porch

Entrance Hallway - 6.82m x 3.59m

Formal Lounge - 5.06m x 4.18m

Dining Room - 4.05m x 3.55m

Guest Bedroom - 4.01m x 3.61m

Kitchen - 3.02m x 2.52m

Home Office/Bedroom 4 - 3.95m x 2.64m

Bathroom - 3.21m x 2.51

Laundry Room - 2.48m x 1.05m

Master Bedroom - 7.47m x 3.79m

Bedroom 3 - 5.99m x 3.19m

Shower Room - 2.56m x 2.37m

Upper Landing - 2.36m x 1.66m

#### Location

Amenities: Kirkintilloch offers a vast selection of local amenities including good quality restaurants, cafes, shops, bars, supermarkets and the recently developed Southbank Marina. There are also numerous leisure facilities including a modern library, museums, Kirkintilloch leisure centre and various sporting clubs, Kirkintilloch Bowling Club, various water sports including, canoeing, rowing, golf courses in both Kirkintilloch and neighbouring Lenzie. The vicinity also allows for pleasant walking & cycling routes.

Kirkintilloch is an interesting historical town. It sits on the Antonine Wall and was the site of a Roman Fort and medieval castle. The Forth and Clyde Canal flows through the centre of the town and provides a link to Glasgow and Edinburgh.

Transport Links: Kirkintilloch is conveniently placed within easy reach of Glasgow city centre and Edinburgh. The property is a short drive to Lenzie train station, or a couple of minute car journey to M80 connecting to the main M8 and M9 motorways with links across central Scotland. There is also a regular bus route to Glasgow city centre and neighbouring villages.

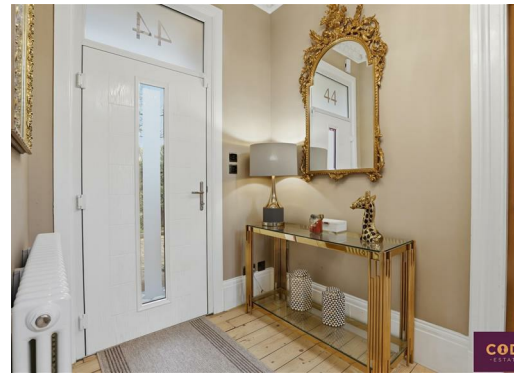
Home Report Available on Request

Viewings By Appointment

EER - D

Council Tax Band - F

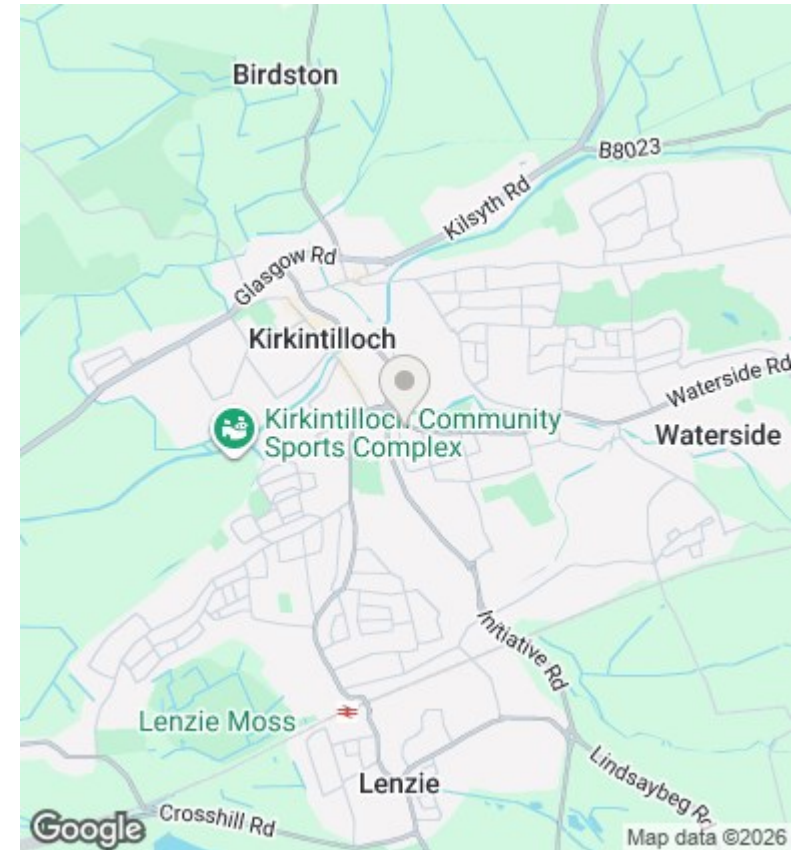






**TOTAL: 1622 sq. ft, 150 m2**  
 1st floor: 1006 sq. ft, 93 m2, 2nd floor: 616 sq. ft, 57 m2  
 EXCLUDED AREAS: UTILITY: 28 sq. ft, 3 m2, STORAGE: 10 sq. ft, 1 m2, UNDEFINED: 25 sq. ft, 2 m2,  
 LOW CEILING: 24 sq. ft, 2 m2, WALLS: 149 sq. ft, 15 m2

Floor Plan Created by Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



## Directions

## Viewings

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

## Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	EU Directive 2002/91/EC	