



9 Limekilns Drive, Kirkintilloch, Glasgow, G66 3FE

Offers Over £355,000

- Beautiful detached residence
- Immaculately presented throughout
- Opulent reception lounge
- 4 luxurious bedroom suites
- Driveway offering parking for multiple vehicles
- Set within a enviable plot
- Open concept kitchen and dining area
- Bespoke Cinema Room
- Views towards Campsie Hills
- EER- B

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Presented to the market in true turnkey condition, this exceptional four-bedroom family home offers an outstanding blend of contemporary luxury, generous living space and an enviable semi-rural setting in Kirkintilloch. Finished to an impressive standard throughout, the property has been thoughtfully designed to provide the perfect environment for modern family living, while also offering superb spaces for entertaining. Early viewing is highly recommended to fully appreciate the quality of accommodation and lifestyle on offer.

4 3 2 B

Council Tax Band: F



Upon entering, the impressive reception hallway immediately sets the tone for the luxurious interiors that follow. To the front of the property sits the opulent formal lounge, a beautifully proportioned reception room which enjoys an abundance of natural light, creating a warm and inviting atmosphere ideal for relaxation or entertaining guests.

To the rear, the stunning contemporary dining kitchen forms the heart of the home. Designed with both style and practicality in mind, the kitchen features an excellent range of floor and wall-mounted units, complemented by quality integrated appliances. The generously proportioned dining area provides ample space for family meals and social gatherings, with patio doors opening directly onto the rear garden, allowing for a seamless connection between indoor and outdoor living. Further enhancing the practicality of the ground floor are a separate utility room and a convenient guest cloakroom WC.

A particular highlight of this impressive home is the fabulous luxury cinema room, complete with atmospheric mood lighting. This exceptional additional living space provides the perfect setting for family movie nights and a truly immersive home entertainment experience.

The staircase leads to the upper landing, where four generously proportioned double bedrooms provide excellent accommodation for family members and guests alike. The luxurious master bedroom is a standout feature, boasting a bespoke feature wall and a spacious, beautifully appointed en-suite shower room. The remaining bedrooms offer excellent flexibility to suit a variety of family requirements, home working or guest accommodation. A large and beautifully appointed modern family bathroom completes the upper accommodation.

The property is further enhanced by excellent storage provision throughout, together with a partially floored loft space.

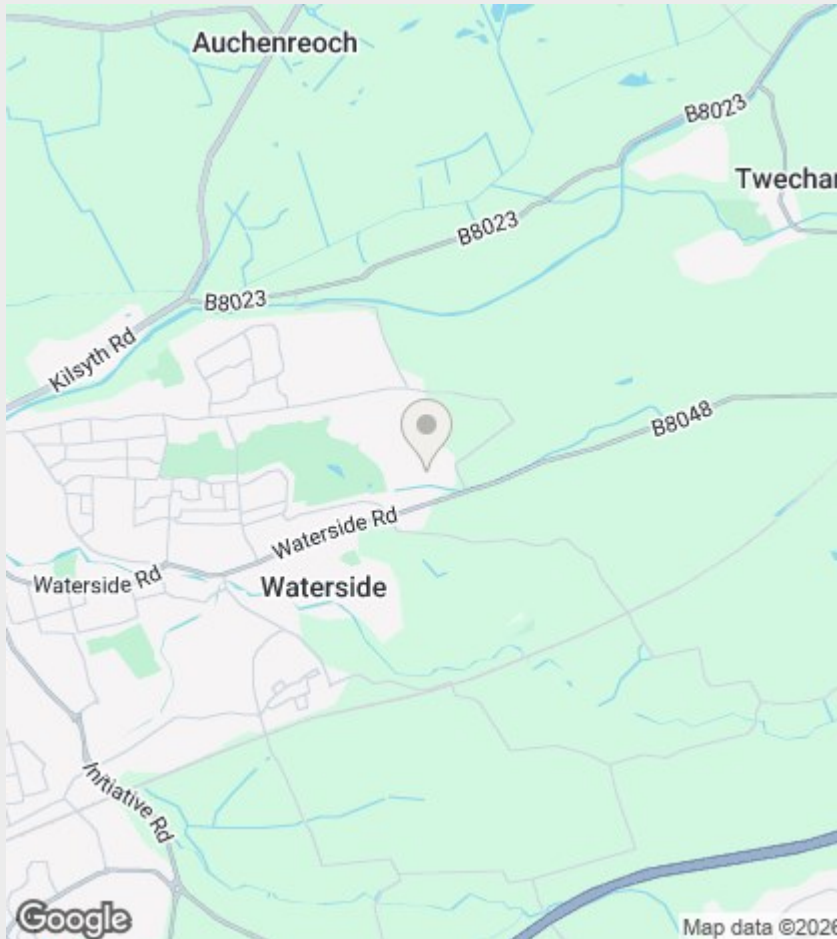
Externally, the property enjoys a private, fully enclosed rear garden, laid predominantly to lawn and

complemented by a fabulous patio area. This outdoor space is ideal for relaxing in the warmer months, entertaining family and friends, or enjoying al fresco dining in a peaceful setting.

Combining luxurious interiors, exceptional family accommodation and superb entertaining space within a desirable semi-rural location, this outstanding home is sure to appeal to discerning family buyers seeking a premium turnkey property in Kirkintilloch. Early viewing is imperative to fully appreciate all that this exceptional home has to offer.







Directions

Viewings

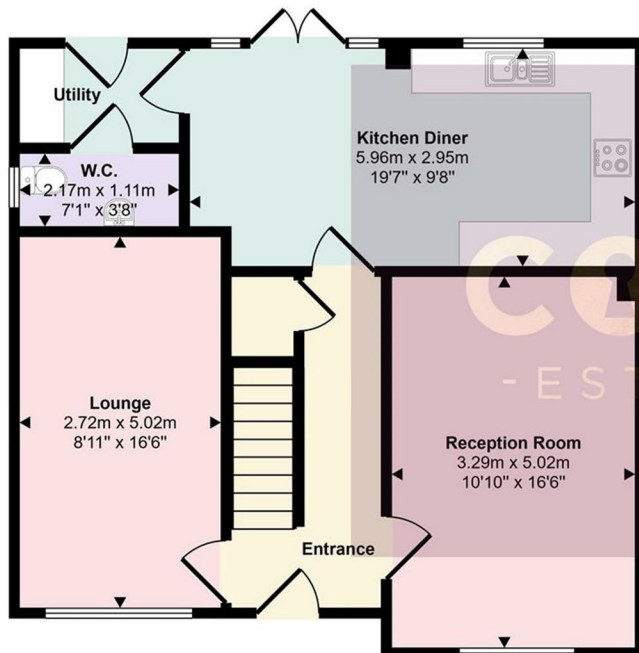
Viewings by arrangement only. Call 01417751050 to make an appointment.

EPC Rating:

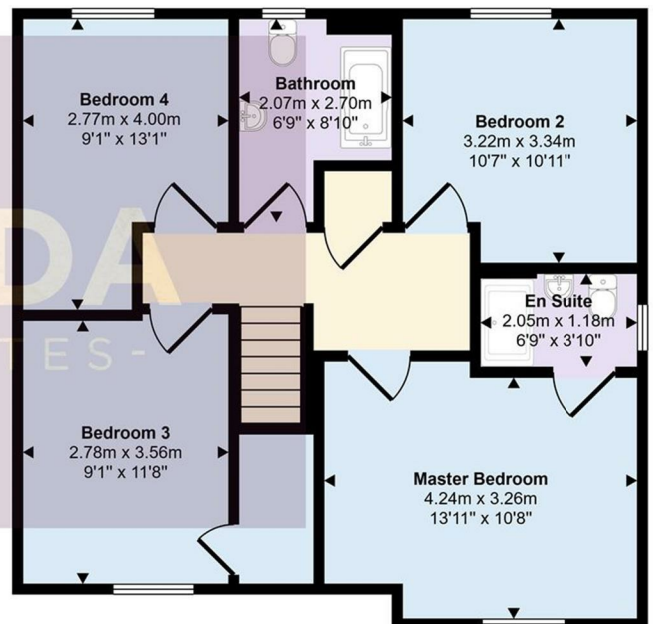
B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(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
131 sq m / 1406 sq ft



Ground Floor
Approx 65 sq m / 702 sq ft



First Floor
Approx 65 sq m / 704 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.