



Exceptional three-bedroom detached family home



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Jonny Clifford with McEwan Fraser Legal is delighted to present to the market in truly stunning walk-in condition, this exceptional three-bedroom detached home on sought-after Islay Road. It offers spacious, flexible family living with breathtaking views towards the Campsie Hills. Beautifully extended and thoughtfully upgraded throughout, this is a property that effortlessly combines style, practicality and modern family comfort.

From the moment you arrive, it is immediately clear this is a home that has been meticulously maintained and lovingly improved by the current owners. Offering generous proportions rarely found in modern homes, this outstanding property is ready to move straight into and truly ticks every box.

THE LOUNGE



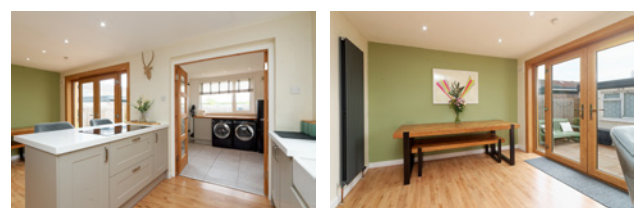
The heart of the home is undoubtedly the magnificent living room, an incredibly spacious and beautifully bright area that immediately impresses with its scale and stunning outlook across the Campsie Hills. Large windows flood the room with natural light, creating a warm and welcoming atmosphere while perfectly framing the spectacular views. This is a fantastic space for relaxing with family or entertaining guests.



THE KITCHEN/DINER



The living space flows seamlessly into the extended kitchen, creating a superb open and sociable layout perfectly suited to modern living. The kitchen itself is a true chef's dream, beautifully finished with striking white worktops, quality cabinetry and premium appliances including a double oven and induction hob. A stylish double Belfast sink adds character and practicality, while the generous layout easily accommodates a large dining table, making this the ideal hub of the home for family meals and entertaining alike. One of the most unique and valuable features of this property, particularly for this style of home, is the addition of the spacious utility room along with a downstairs shower room.



THE UTILITY & SHOWER ROOM





Upstairs, the property continues to impress with three well-proportioned bedrooms and a family bathroom. The principal bedroom is especially spacious, offering integrated storage and stunning elevated views towards the Campsie Hills. The scale of the room is particularly noteworthy and offers a level of space rarely found in newer build homes. The second bedroom is another generous double room, while the third bedroom remains an excellent size and would work perfectly as a child's bedroom, home office, nursery or dressing room, depending on individual needs. Further enhancing the practicality of the home, the loft has also been floored, providing valuable additional storage space.

THE BATHROOM



BEDROOM 1



especially spacious, offering integrated storage and stunning elevated views towards the Campsie Hills



BEDROOM 2



BEDROOM 3



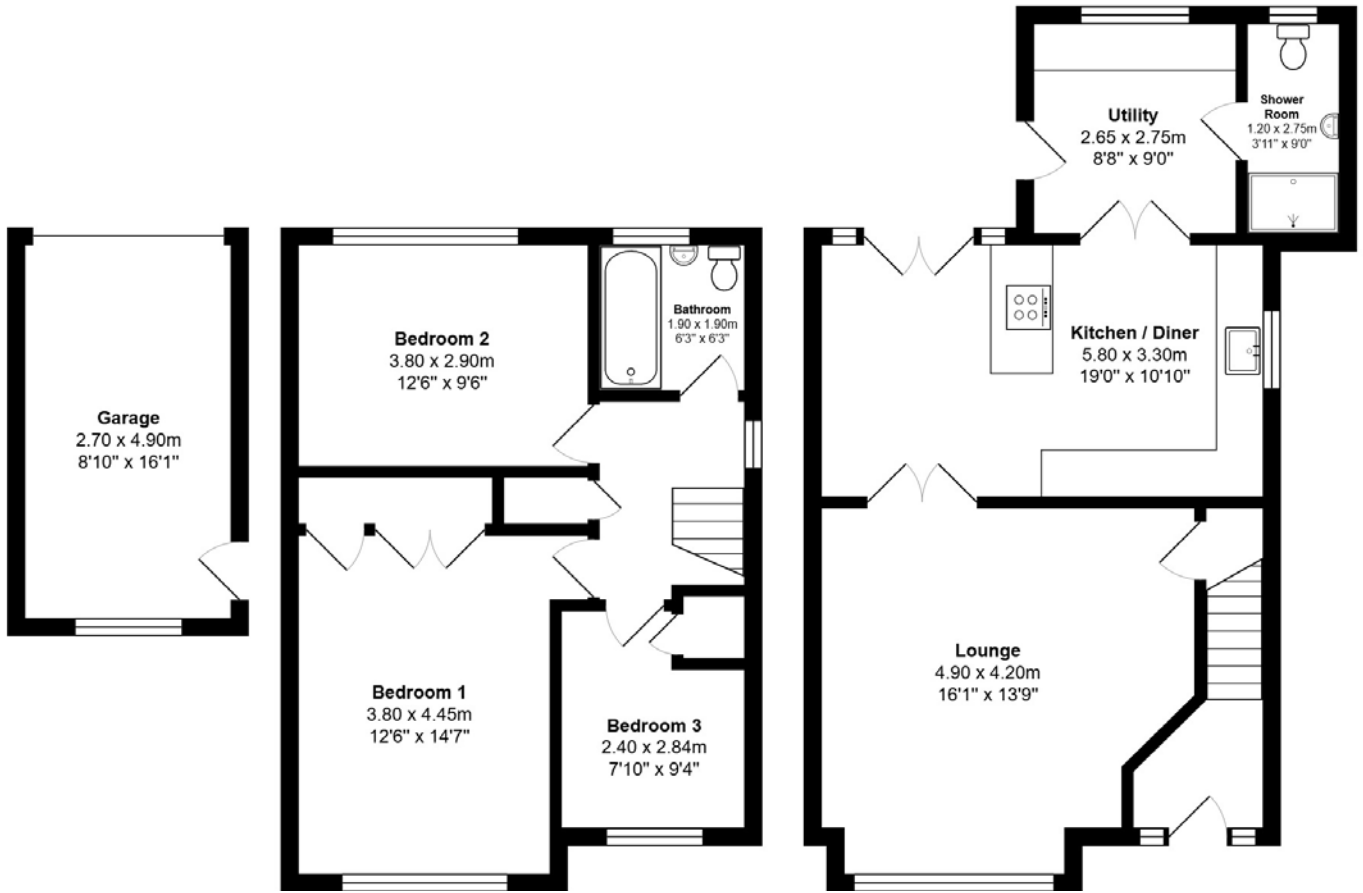
Externally, this outstanding home is equally impressive. The beautifully presented south-facing rear garden has been designed with low-maintenance family living in mind, featuring quality astro turf and excellent outdoor space for children, entertaining or simply enjoying the sun throughout the day. Completing the property is a sizeable garage with power, insulation and a brand-new roof, offering fantastic versatility and making it the perfect space for hobbies, storage, a workshop or additional recreational use.

This truly outstanding home offers the perfect balance of style, space and functionality in one of Kirkintilloch's most desirable locations. Early viewing is highly recommended to fully appreciate the quality, views and lifestyle on offer.

EXTERNALS & VIEW

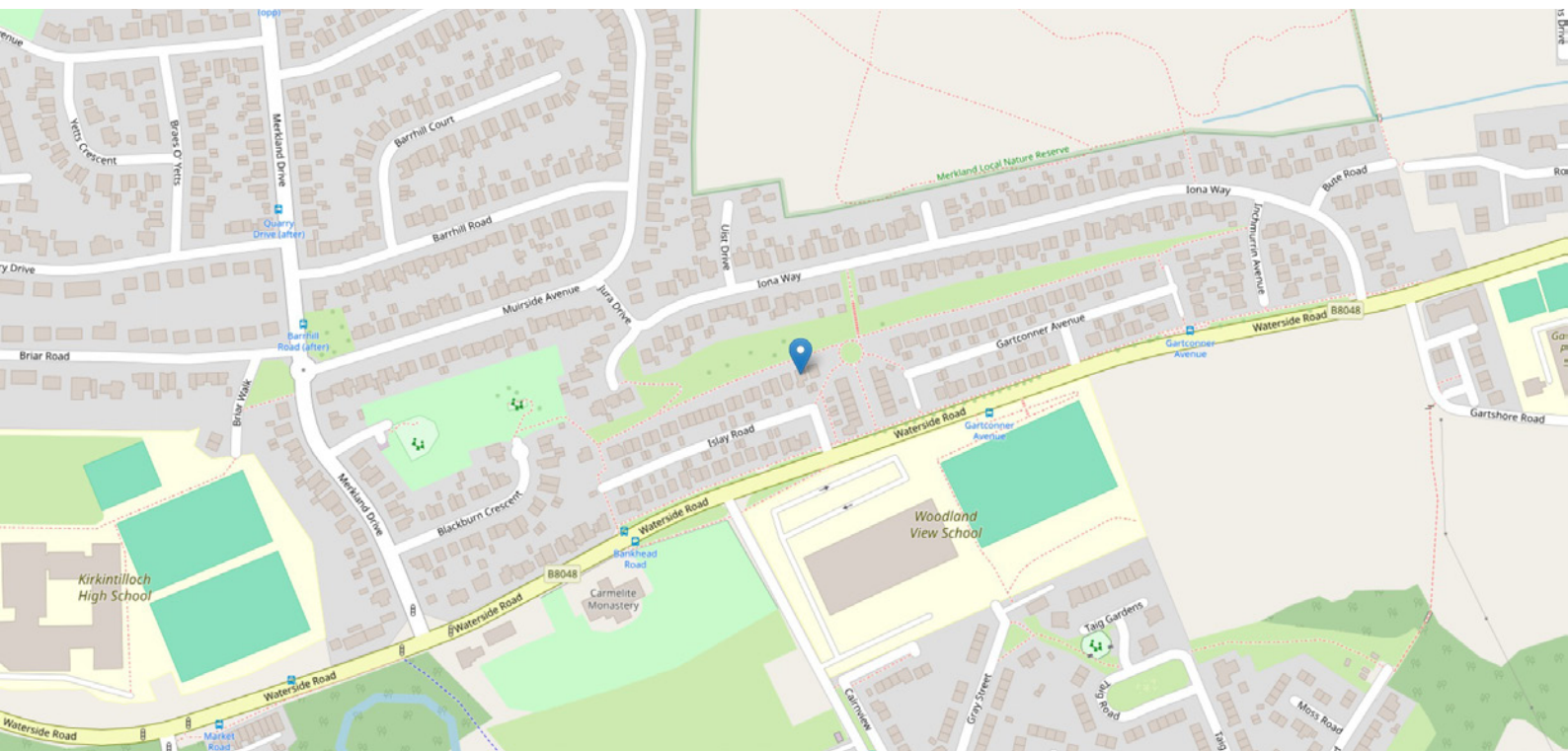


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 102m² | EPC Rating: D



THE LOCATION

Located just north east of Glasgow, Kirkintilloch is one of East Dunbartonshire's most sought-after towns, offering the perfect balance of semi-rural charm and excellent commuter links. Often referred to as the "Canal Capital of Scotland", the town enjoys a picturesque setting along the Forth and Clyde Canal, with scenic walks, cycle routes and a welcoming community atmosphere.

Kirkintilloch provides an excellent range of local amenities, including supermarkets, independent cafés, restaurants, bars, leisure facilities and well-regarded primary and secondary schooling. Nearby retail and leisure destinations include the Regent Centre and Strathkelvin Retail Park, while outdoor enthusiasts are spoiled with nearby parks, golf courses and access to the stunning Campsie Fells.

For commuters, the town benefits from excellent transport links with regular bus services and nearby rail connections at Lenzie Railway Station, providing fast access into Glasgow and beyond. The nearby motorway network also allows convenient travel throughout the Central Belt, making Kirkintilloch an ideal location for both families and professionals alike.




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