





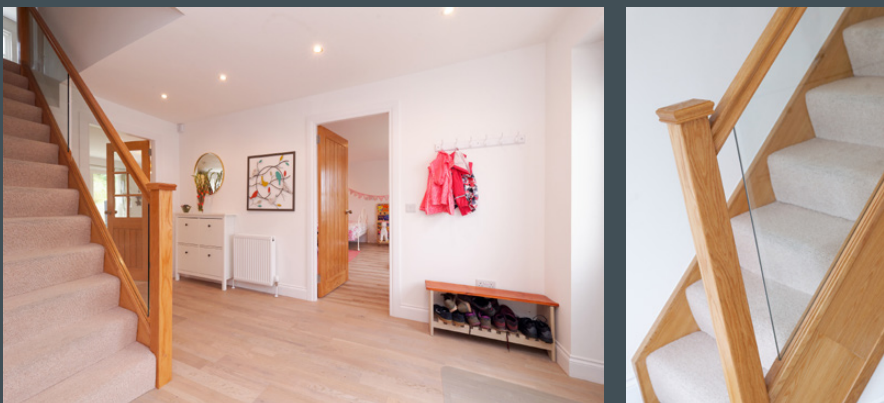
The Location // Kilsyth G65 0DN

12 Woodend Steading is a spectacular family home set against the stunning backdrop of the Campsie Hills. Within a prestigious and luxurious development, it is surrounded by beautiful views of woodland and farmland in all directions. Conveniently situated half a mile from the traditional market town of Kilsyth it lies only twelve miles from Glasgow and Stirling and thirty miles from Edinburgh.

In 2018 The Scotsman ranked the development at Woodend Steading amongst the top 3 locations to live in Stirlingshire, describing it as “a prestigious development of 12 houses in a peaceful rural location in the Campsie Hills near Kilsyth, amid rolling hills with an easy commute to work in the Central Belt”. The build was completed in 2017 and is truly something to behold.

This home perfectly combines gracious country living with convenient access to main routes between Glasgow, Falkirk and Edinburgh. Scenic walks along the Roman Antonine Wall and Forth-Clyde Canal are on your doorstep, the main Glasgow-Edinburgh rail line is nearby (with the Croy Park and Ride station only 2.5 miles away) and the Central Belt M80 motorway a short drive away - allowing easy access to centres of business and commerce throughout East, West and Central Scotland. In addition, both Edinburgh and Glasgow airports are only 30 minutes by car. With the peaceful Colzium Lennox Estate and Banton Loch nearby, Woodend Steading is an idyllic location for walkers, runners and cyclists alike. There are a broad range of sports and recreational facilities available locally including a swimming pool, golf clubs, bowling and tennis clubs and an established equestrian centre. The area is also well served by reputable nurseries, primary and secondary schools. Other local amenities include The Coachman Hotel and Restaurant, The Boathouse and Marina and the Glenskirrie Restaurant and Castle, with many others in easy reach.





12 Woodend Steading Dullatur Road, Kilsyth, G65 0DN

I am delighted to present to the market our second property in this unique development. This stunning 4 bedroom semi-detached property is one of dreams. Set apart from the main development this enviable plot enjoys more privacy while retaining that air of community that this estate thrives on.

This home has been finished to the highest of standards throughout and has been designed with family living in mind. Each area of the property flows beautifully into the next with an abundance of natural light and generous dimensions throughout.

On the ground floor, the property consists of a bright and spacious hallway offering access to all apartments. The large lounge/sunroom is made up of two areas and lies to the front of the property, this area would welcome an array of furniture configurations. Double doors take you into the heart of the home which is a glorious kitchen diner. This modern farmhouse kitchen is sympathetic to the build with granite worktop and offers vast storage and workspace with an island and integrated appliances. The dining and lounging area with patio doors for garden access offers a range of options for the new owners. There is also a utility room and WC with shower which is fully tiled. Bedroom four is located on the ground level and is a generous double bedroom.



Upstairs there are another 3 double bedrooms with storage, one with walk-in wardrobe, and the master suite which includes a dressing room and an en-suite with walk-in shower. The family bathroom has a walk-in shower and a bath. The bathrooms throughout this home are beautifully designed and are fully tiled with statement tile in places.

Externally there is a small enclosed garden to the front and a larger garden to the rear, both are low maintenance with the rear being enclosed in mature trees for privacy. There is also a detached garage set towards the back of the plot with long monoblock driveway leading to it.

Throughout this home is neutral in decor and is finished to the highest of specifications. The solid wooden doors throughout, the glass balustrade, the Hotpoint appliances in the kitchen, the solid wood flooring underfoot, the porcelain floor tiling the grand double door entrance. I really cannot say enough about this beautiful home.

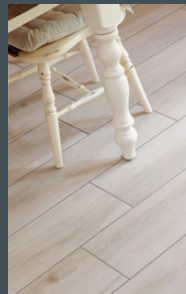
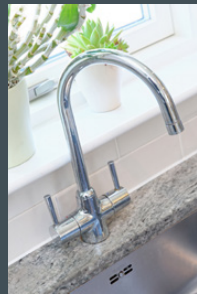
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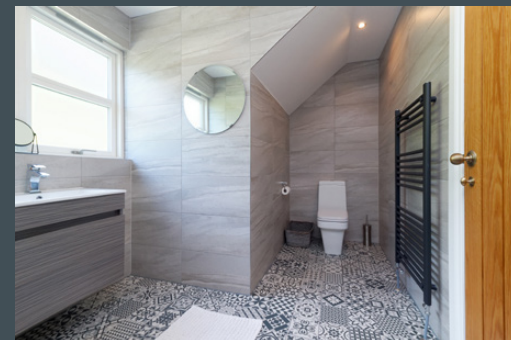
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Each area of the property flows beautifully into the next with an abundance of natural light

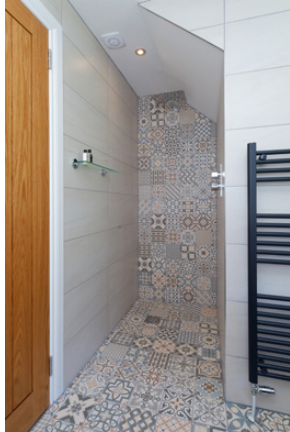
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This
stunning 4
bedroom
semi-
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property
is one of
dreams

“ ”



Specifications // Details

Floor plan, Dimensions & Map

Approximate Dimensions
(Taken from the widest point)

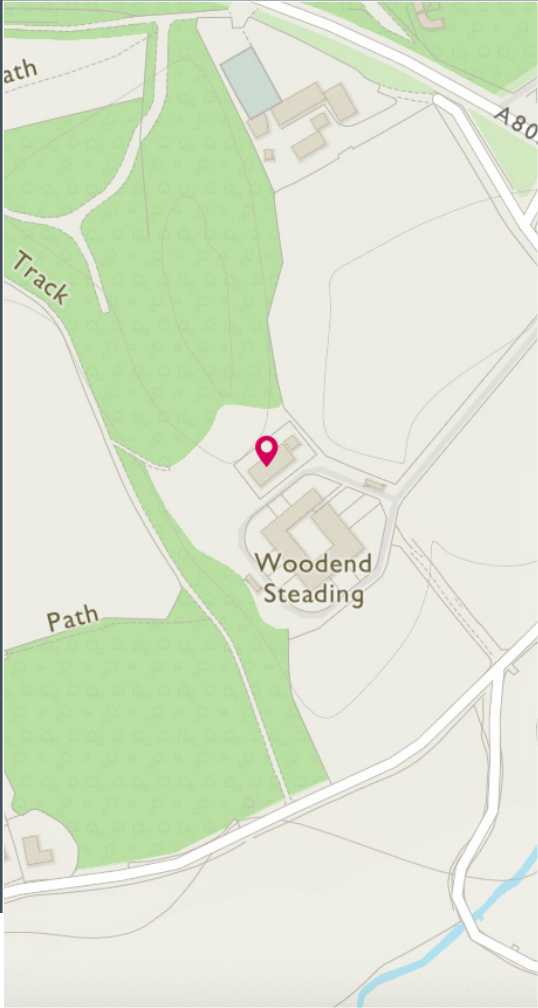
Ground Floor

Lounge/Sun Room	8.30m (27'3") x 4.60m (15'1")
Kitchen/Diner	9.30m (30'6") x 4.30m (14'1")
Utility	2.40m (7'10") x 2.40m (7'10")
Bedroom 4	4.60m (15'1") x 4.00m (13'1")
Shower Room	2.40m (7'10") x 1.80m (5'11")

First Floor

Bedroom 1	6.30m (20'8") x 4.43m (14'6")
En-suite	3.37m (11'1") x 2.40m (7'10")
Dressing Room	3.20m (10'6") x 1.60m (5'3")
Bedroom 2	5.20m (17'1") x 4.60m (15'1")
Dressing Room	2.10m (6'11") x 1.75m (5'9")
Bedroom 3	3.30m (10'10") x 3.20m (10'6")
Bathroom	2.80m (9'2") x 2.40m (7'10")

Gross internal floor area (m²): 221m²
EPC Rating: B



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 Surveyor



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CRAIG DEMPSTER
 Photographer



Layout graphics and design
ALLY CLARK
 Designer

