

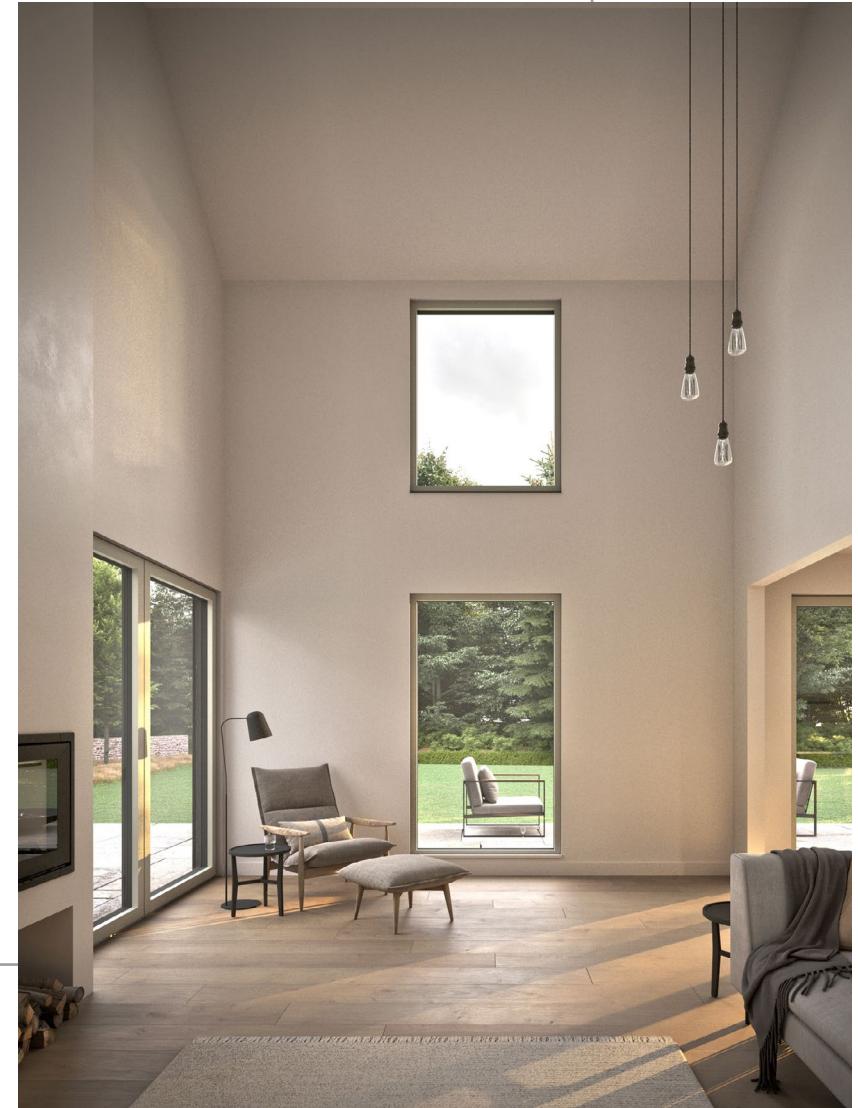


# Dualt Mór

A unique development of one individual, architecturally designed home, located in a beautiful, south facing walled garden setting.

# Contemporary and timeless

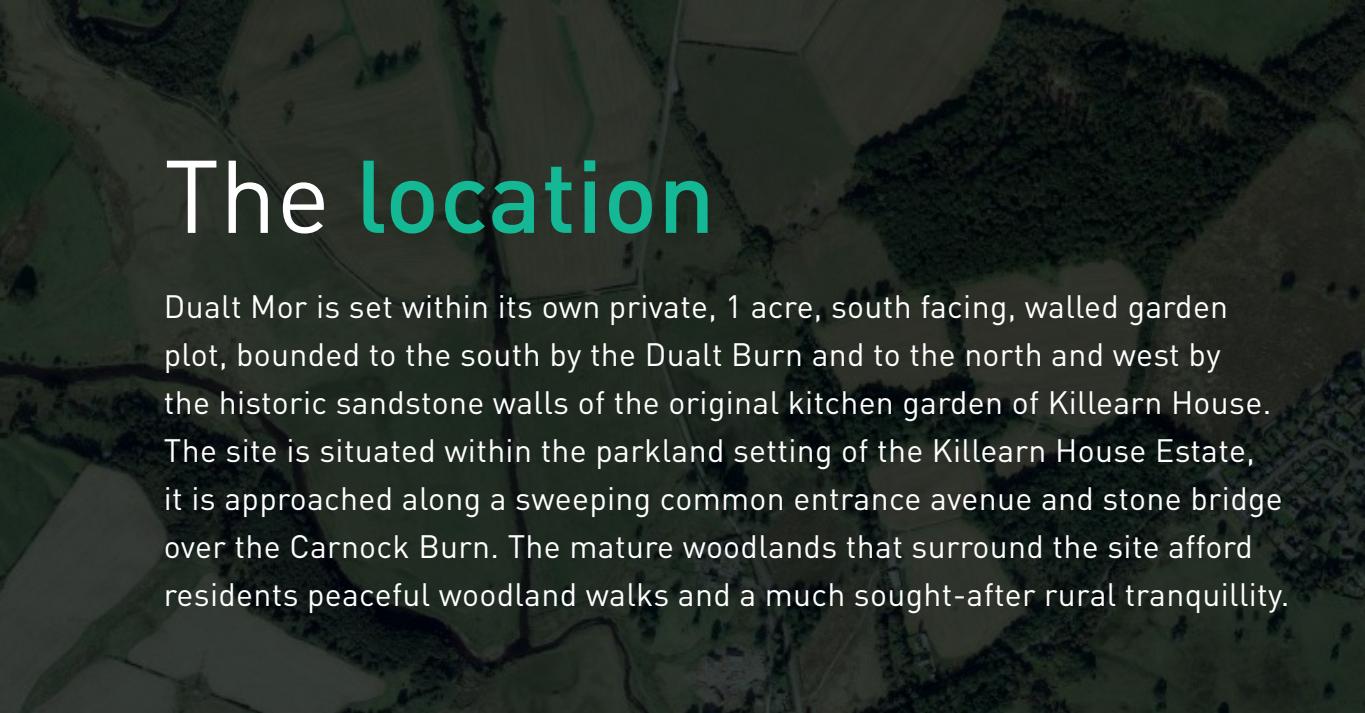
Duallt Mór - a bespoke, contemporary and timeless country house situated in its own extensive, private grounds. Designed by award winning architects to the highest modern standards and specifications. Located on the edge of one of Scotland's most desirable rural villages yet within approx 20 minutes' drive of Glasgow.





# The location

Dault Mor is set within its own private, 1 acre, south facing, walled garden plot, bounded to the south by the Dault Burn and to the north and west by the historic sandstone walls of the original kitchen garden of Killearn House. The site is situated within the parkland setting of the Killearn House Estate, it is approached along a sweeping common entrance avenue and stone bridge over the Carnock Burn. The mature woodlands that surround the site afford residents peaceful woodland walks and a much sought-after rural tranquillity.



# The village of **Killearn**

Killearn is within 20 minutes' drive of Glasgow city centre but has a distinctly rural character and is regularly cited as one of Scotland's most desirable villages. Killearn has a lively village pub, café, Co-op supermarket, pharmacy and health centre. There are excellent childcare facilities with a range of nurseries, the highly rated Killearn Primary School and a dedicated afterschool club. The village is within the catchment of the highly regarded Balfour High School and there are daily private bus services to a range of nearby private schools. Killearn is located on the edge of the Loch Lomond & the Trossachs National Park and many of the iconic Lochs and Munros are a short drive from Killearn.



Credit: Devil's Pulpit by Laurence Norah





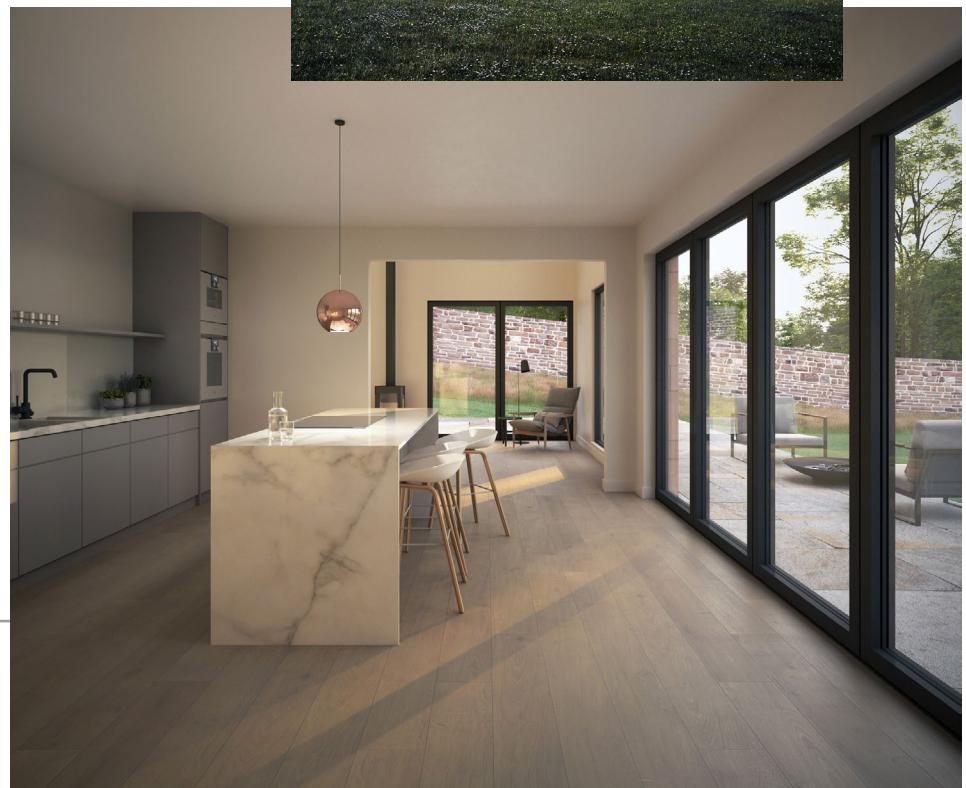
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and not representative of  
property title plan/boundary.

# Designed to **maximise** its **south facing** setting

Dualt Mór has been architecturally designed to maximise its south facing setting with its abundance of natural light. Every main room faces the view and there are generous ceiling heights throughout the house and dramatic double height spaces over the entrance and main living areas. Many rooms feature floor to ceiling windows, facing south towards the river. The principal rooms feature direct access to the south facing terrace and garden areas.



# The layout

Dault Mór has been conceived for maximum flexibility to reflect the demands and variabilities of modern life. The layout incorporates many features that will allow you to grow with Dault Mór as the adaptable background to your life.



## KEY FEATURES:

- 325m<sup>2</sup> / 3500ft<sup>2</sup> total internal area (inc. garage)
- 5 bedrooms, three ensuite
- Open plan kitchen, dining and double height lounge open to south facing terrace
- Two further public rooms
- Utility room and separate garage utility area
- Cloakroom and boot room
- 1 acre of landscaped gardens



This preliminary information brochure outlines Dualt Mor's plans and specification as of March 2022. Estimated completion date of the project is August 2022.

# A high spec as **standard**

Make this unique house your own with generous PC Sum allowances to allow individual and bespoke specification of finishes, flooring, kitchens and bathrooms from a variety of our trusted suppliers.



Bathrooms by **Vitra** & **Duravit**



**Vitra**



**hansgrohe**

**schüller.**<sup>®</sup>

**AEG**

**steel**



Kitchens by [Schuller](#)



Hardwood flooring by [Russwood](#)



Doors by [Deuren](#)



Centrepiece, bespoke staircase by [Angus & Mack](#)



# Energy efficiency and sustainability

Dault Mor has been designed from first principles to be at the forefront of modern, environmentally conscious design.

*Contura*

**VELFAC®**  
WINDOWS FOR LIFE

pod POINT

**MITSUBISHI ELECTRIC**



Rooftop Solar

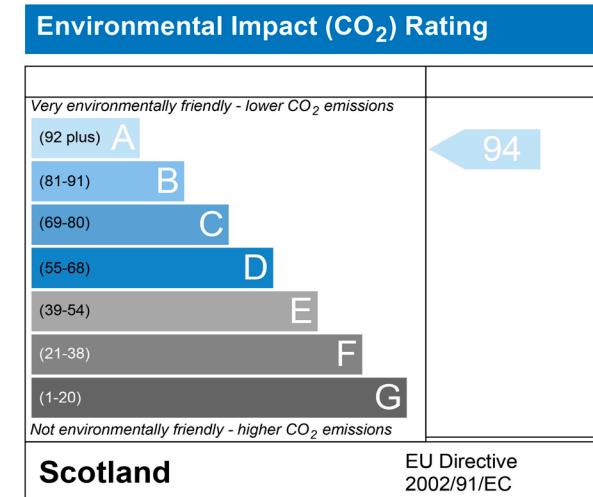
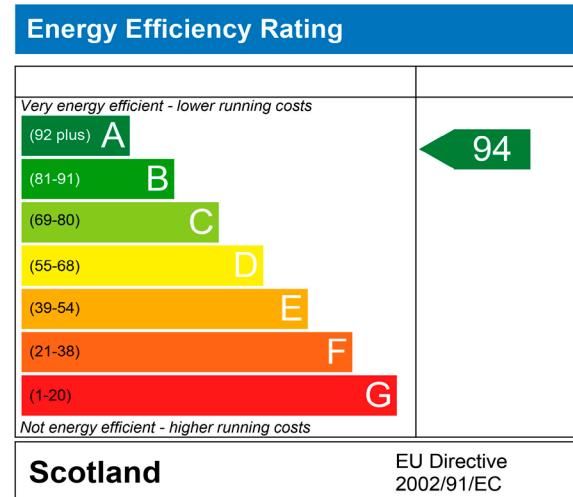


Air Source Heat Pump



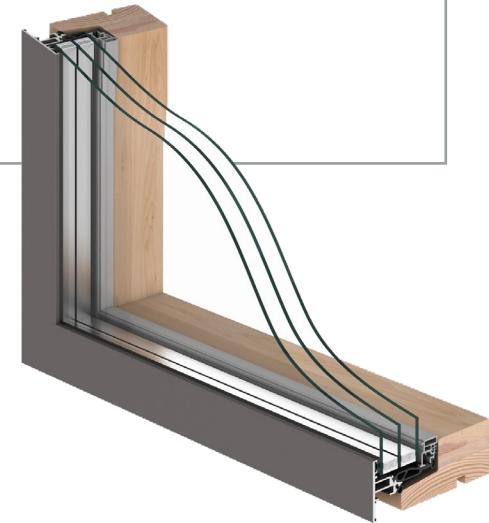
**Contura**  
Woodburning stove

Featuring cutting-edge renewable technology to deliver a coveted “A” rating for energy consumption, including; 6kw of south facing solar panels, air source heat pump heating and hot water systems, underfloor heating, very high levels of insulation, wood burning stove and triple glazed Danish aluminium / timber composite windows all ensure that this house is future-proofed for rising energy costs and uncertainties.



## Electric car **charging points**

There will also be an electric car charging point installed and the ability to easily add a home battery system should that be desired.



## Velfac triple glazed windows



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**ALL ENQUIRIES:**  
**info@ivy-property.com | 0141 339 8935**

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