

# Whitecraigs

'Kintail' 22 Burnside Road



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An impressive detached villa extending to approximately 4725 square feet or thereby.

#### ■ Property Description

Whitecraigs is one of the primary residential suburbs located on Glasgow's south side. Displaying a range of individual, eye catching homes Corum are delighted to present to the market 'Kintail', a one-off architect designed detached villa that enjoys highly private secluded garden grounds to the rear with views over adjacent green belt. The property delivers an exceptional amount of internal floor space and is impressive by virtue of its open plan nature, tremendous ceiling heights and the house is flooded with natural light via larger style double glazed windows. Set behind electric security gates the house retains a high degree of privacy and security and delivers highly versatile and flexible family accommodation over a three storey layout.

Notable features include a highly efficient gas central heating system with twin Baxi boilers, high performance double glazed windows, modern security alarm system and CCTV security. There are Sky, data points and wireless availability throughout the house. There is also a sound system throughout the house with Cinema surround sound in the family room. Oak internal finishes along with detailed ceiling cornicing and the principal reception rooms enjoy 10 foot high ceilings, exceptional amount of floor space and the house connects beautifully to the gardens at the rear.

The remote control security doors give access into broad frontage which leads to outer oak door giving access to vestibule with an inner door leading into a very impressive reception hallway which enjoys a double height ceiling creating space and the open hallway leads to a fantastic sunken lounge with focal point limestone fireplace, the lounge connects through to a spacious formal dining room with French doors to gardens and the dining room, in turn leads to fantastic sized dining kitchen with two sets of French doors to gardens, integrated Miele appliances and access to large laundry/utility room. The laundry room cleverly accesses the integral double garage. The ground floor is further completed by a large informal family room with focal point limestone fireplace, useful home office/study off with large double glazed windows enjoying lots of natural light and a cloakroom with separate WC. A broad stair leads to a magnificent galleried lounge which is 26 foot in length and has oak doors, French doors leading out to front facing balcony and generous storage provided. A master bedroom suite provides view to rear over gardens and adjacent green belt, built-in sliding robe system in addition to a separate walk-in dressing room with vanity area, useful wash-hand basin and further built-in storage. The master suite has a large walk-in en-suite bathroom with generous sized walk-in shower enclosure, large corner bath, bidet and twin wash-hand basins. Three further double bedrooms, all with built-in storage and fitted desks all have their own en-suite facilities. The second floor is accessed via a broad staircase leading to a magnificent second floor games room/recreation room/teenagers suite with multiple Velux windows providing lots of natural light. This area could be considered a self-contained unit with a separate shower room/WC/kitchen area and a further walk-in study room/generous store area.

The garden grounds are a real feature to the rear which are landscaped with large terrace/patio area, landscaped pathways and central lawn with border planting area. There is a summer house to the rear taking advantage of the green belt views. A wonderful secret garden exists near the burn. External security lighting, outside water supply and power source. Parking for multiple vehicles provided to the front elevation.























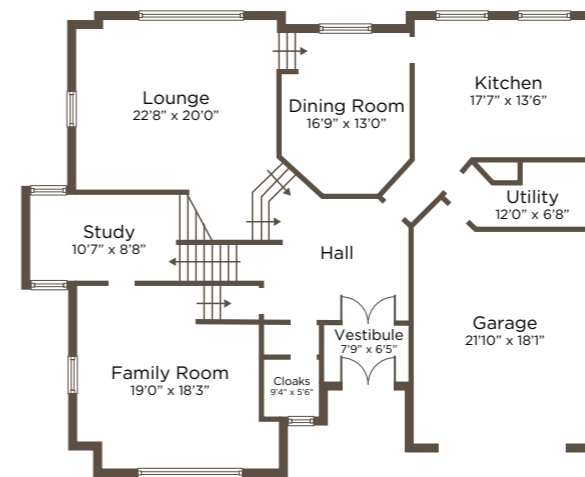
■ **Local Area**

Whitecraigs is considered one of the primary residential locations within the south side of Glasgow. Located approximately six miles south of the city centre, its close proximity to Glasgow effectively makes it one of the most sought after suburbs in the Greater Glasgow area. The district features an abundance of eye catching homes and provides catchment to some of the best schools in Scotland. It is located to the east of the M77 motorway, giving swift communication links to Glasgow city centre, airports and coastal Ayrshire. The surrounding district provides excellent sports and recreational facilities - Whitecraigs Golf Course, Tennis, Squash and Bowling Clubs and Rouken Glen Park which was recently voted UK's Best Park of

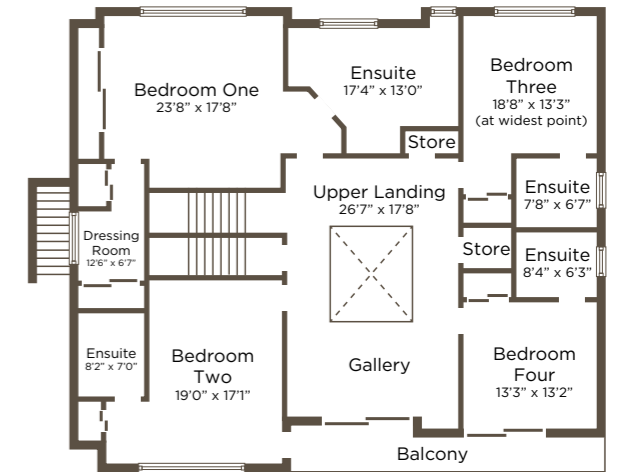
2016 are all within a short walk from the property, as is the station. The property is superbly placed for a wide range of amenities and indeed nationally recognised schooling that includes Kirkhill Primary School, St Cadoc's Primary School or St Clare's Primary School, Mearns Castle High School and St Ninian's High School.

■ **Directions**

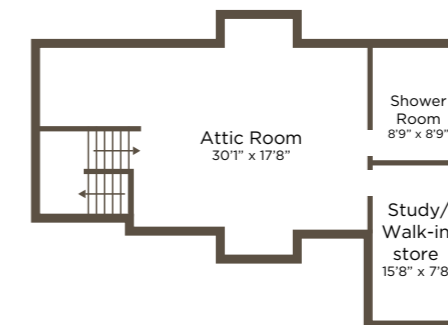
From our office on Ayr Road, Newton Mearns travel city bound and at Whitecraigs Golf Club turn right onto Craignethan Road, proceed to very end and follow the road round into Burnside Road and the property is on the left hand side.



■ **Ground Floor**



■ **First Floor**



■ **Second Floor**

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