



1 CAMPSIE GATE

CAMPSIE GLEN

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4 | BEDROOMS

3 | BATHROOMS

2 | PUBLIC ROOMS

1 Campsie Gate is a beautiful detached villa set within the peaceful surroundings of Campsie Glen, designed with modern family living in mind. The property flows naturally over two levels, offering a thoughtful layout, generous living spaces and high quality finishes throughout. Set within private landscaped gardens, it has been carefully planned to take full advantage of the open outlooks and natural light.

On the ground floor, the reception hallway leads to the principal bedroom suite which features fitted wardrobes and a tastefully finished en suite bathroom with a stone clad bath and coordinated tiling. Two further double bedrooms are positioned to the rear of the property, both well presented and served by the main bathroom which is finished to a high standard with quality tiling, a walk in shower and a fitted vanity unit. A separate utility room provides additional convenience and further storage is available within the hallway. Access to the integrated double garage is provided directly from the main hall.

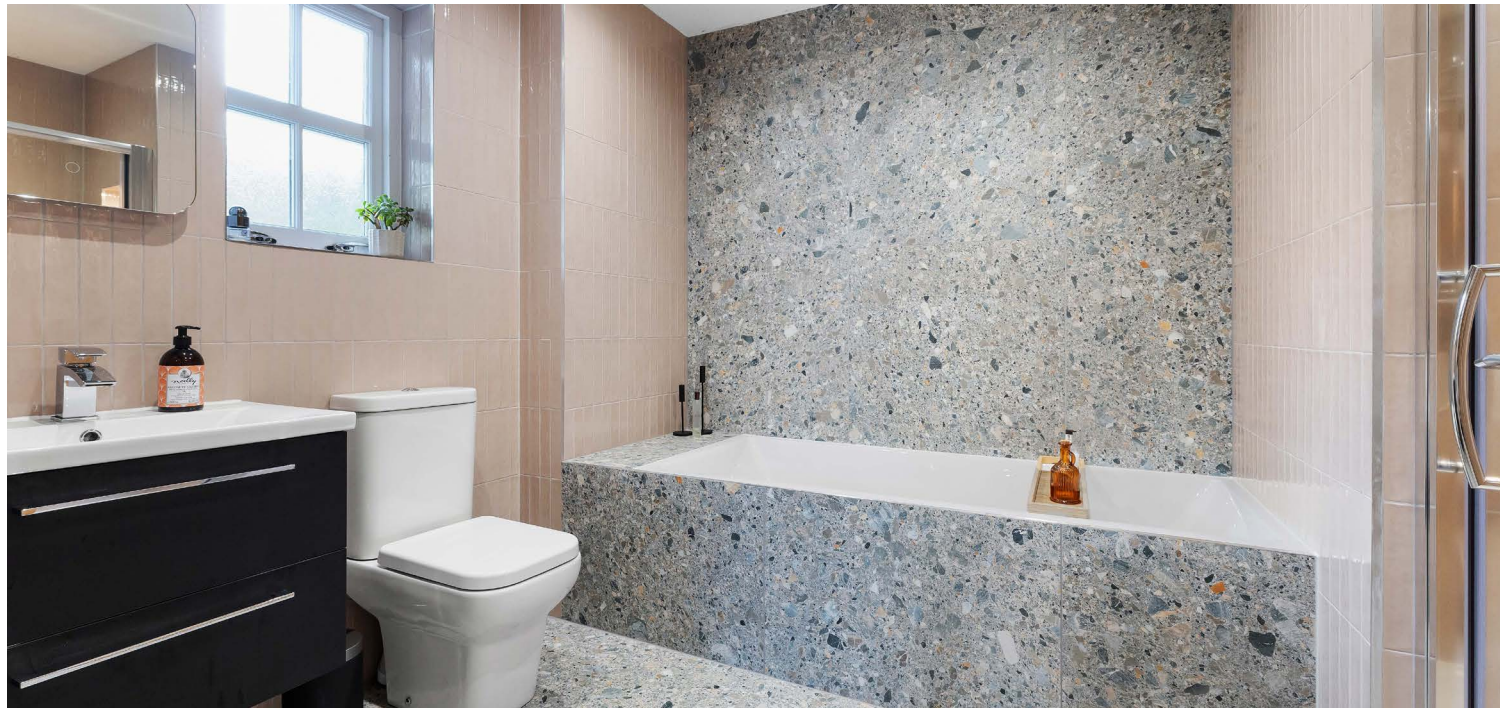
The first floor has been designed to make the most of the light and surrounding views. A bright landing opens into a spacious lounge area that flows into an open plan dining space and a contemporary kitchen. The kitchen is fitted with premium NEFF appliances, a central island and excellent workspace. Sliding doors open onto two balconies, extending the living space and drawing in natural light while providing a seamless connection with the outdoors. A further double bedroom is also located on this level and is currently set up as a home office but could be used as a fourth bedroom if required. This room is served by a modern shower room and benefits from a fitted walk in closet.

The surrounding gardens are private and landscaped, designed for ease of maintenance and enjoyment. A sweeping driveway provides parking for several vehicles and leads to the integrated double garage, while the rear garden features a central lawn, mature planting and a sun terrace positioned for outdoor dining and relaxation. Framed by established greenery and open countryside, the setting offers a great sense of privacy and calm.





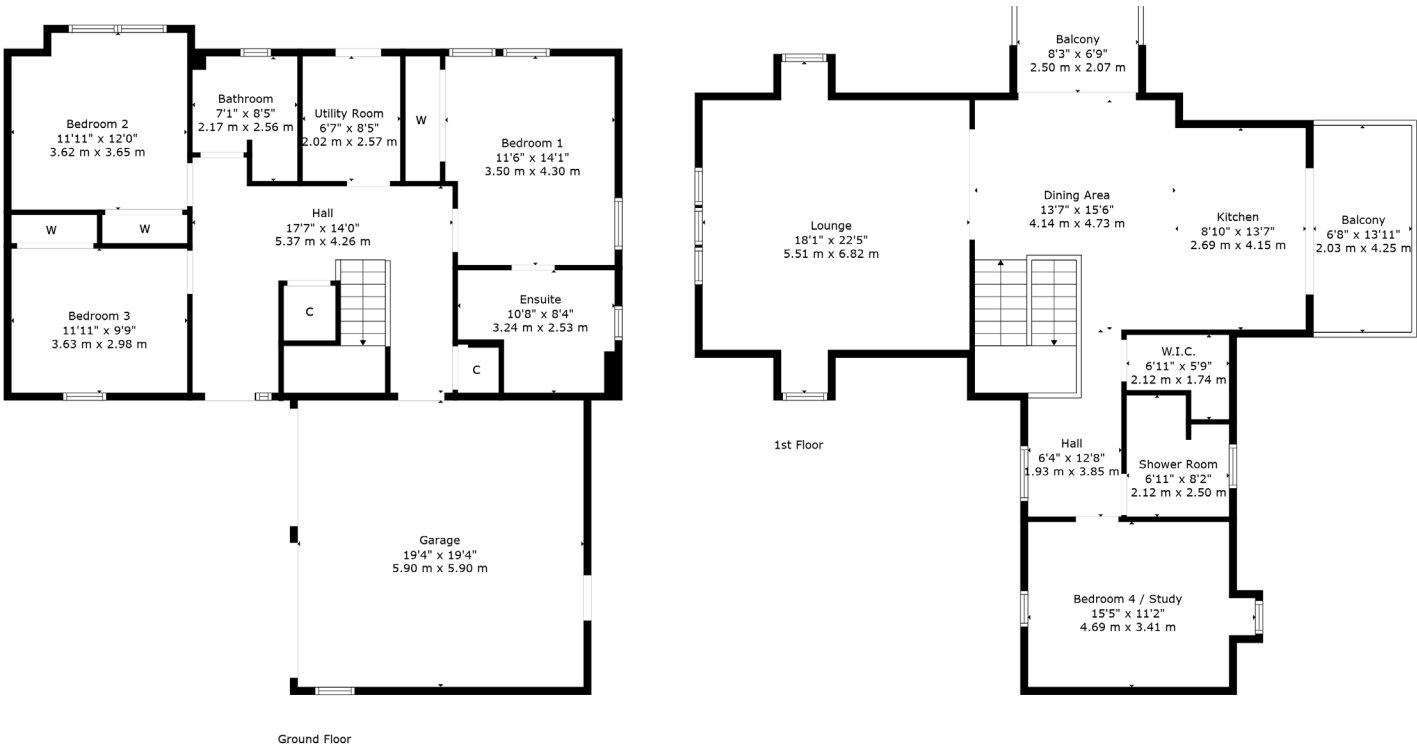












Campsie Glen is a picturesque and highly sought after setting, surrounded by walking routes and open landscapes with the Campsie Fells on the doorstep. Nearby Lennoxtown and Milton of Campsie provide a range of local amenities including shops, cafés, restaurants and well regarded schools, while Kirkintilloch and Bishopbriggs offer a broader selection of facilities. Glasgow city centre is easily accessible via direct bus links, making this the perfect balance between peaceful countryside living and excellent connectivity.

Property ID: **115** | Sat Nav: 1 Campsie Gate, Campsie Glen, G66 7AY

To find out more about this property, visit www.domus-letting.co.uk

* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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