



RESIDENCE

Villa Fiori, 3 Dullatur Road, Dullatur, G68 0AF

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4 Bedrooms | 5 Public Rooms | 3 Bathrooms

Villa Fiori is an exceptional, individually designed luxury villa offering extensive and highly flexible accommodation over two levels, finished to the highest standard throughout with contemporary fixtures and fittings and meticulous attention to detail. Set behind an impressive frontage, the property creates a striking first impression with architectural detailing, feature pillars and a glazed upper balcony, complemented by a large granite stone monobloc driveway, integral garage and professionally landscaped gardens. The front balcony enjoys open views toward the Campsie Fells, while the rear of the property is notably private and includes a beautifully arranged garden with fully powered summerhouse/garden room offering excellent versatility for a variety of uses, and outdoor entertaining space, ideal for relaxing or hosting guests. The ground floor centres around a generous reception hall with feature staircase forming a bright and welcoming focal point and strong first impression on entry. The layout is ideal for modern living and entertaining and includes a spacious family room, dining room, elegant formal lounge and a dedicated home office for remote working. The large kitchen provides extensive workspace and storage and connects seamlessly with the main living areas, while a stylish purpose-built bar creates a distinctive and sociable hub for hosting. A separate utility room, ground floor WC and excellent integrated storage add everyday practicality and convenience, with direct internal access to the garage. Upstairs, a bright galleried landing with balcony access leads to four well-proportioned bedrooms and quality bathroom facilities. The principal bedroom includes fitted storage and a contemporary en-suite wet room, while the remaining bedrooms are generous doubles with wardrobe provision. A modern family bathroom and Jack & Jill en-suite shower room complete the level, all finished with quality fittings and a cohesive modern style throughout.



2938.00 sq ft | EER = B





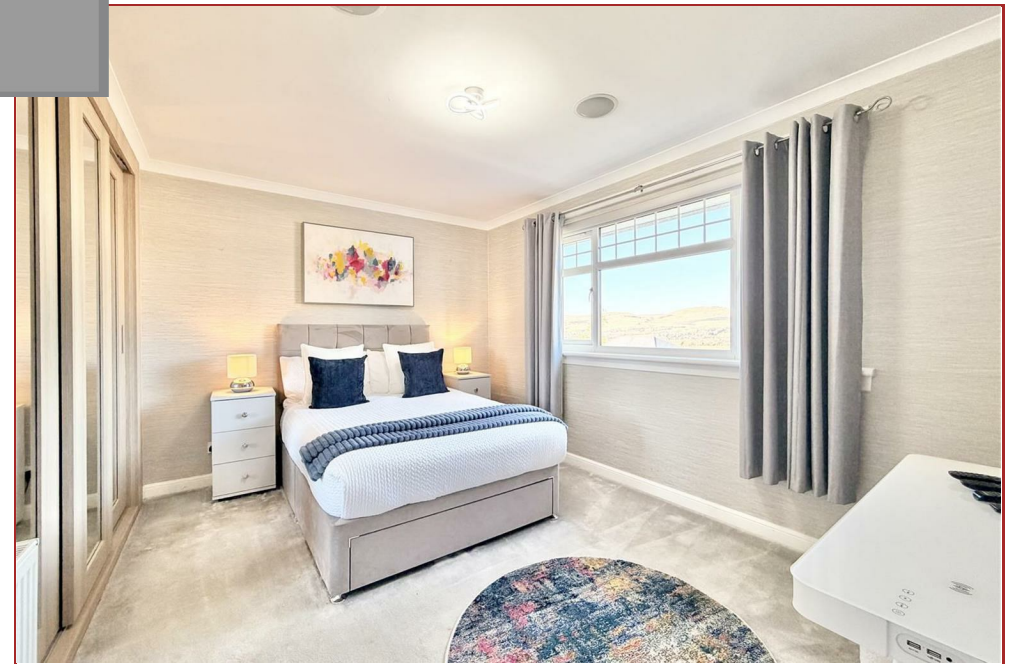
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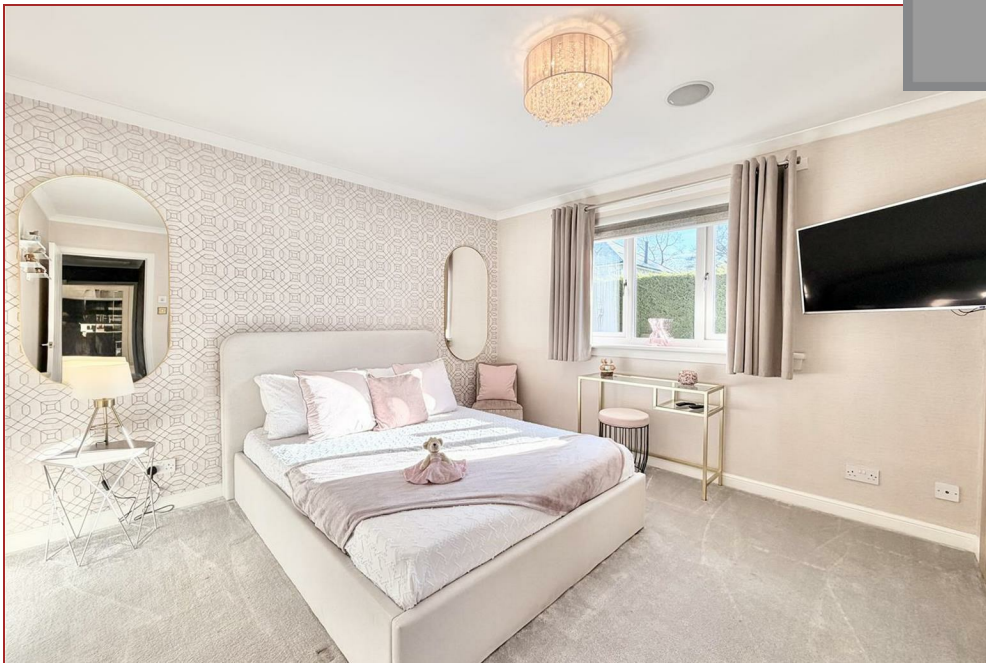
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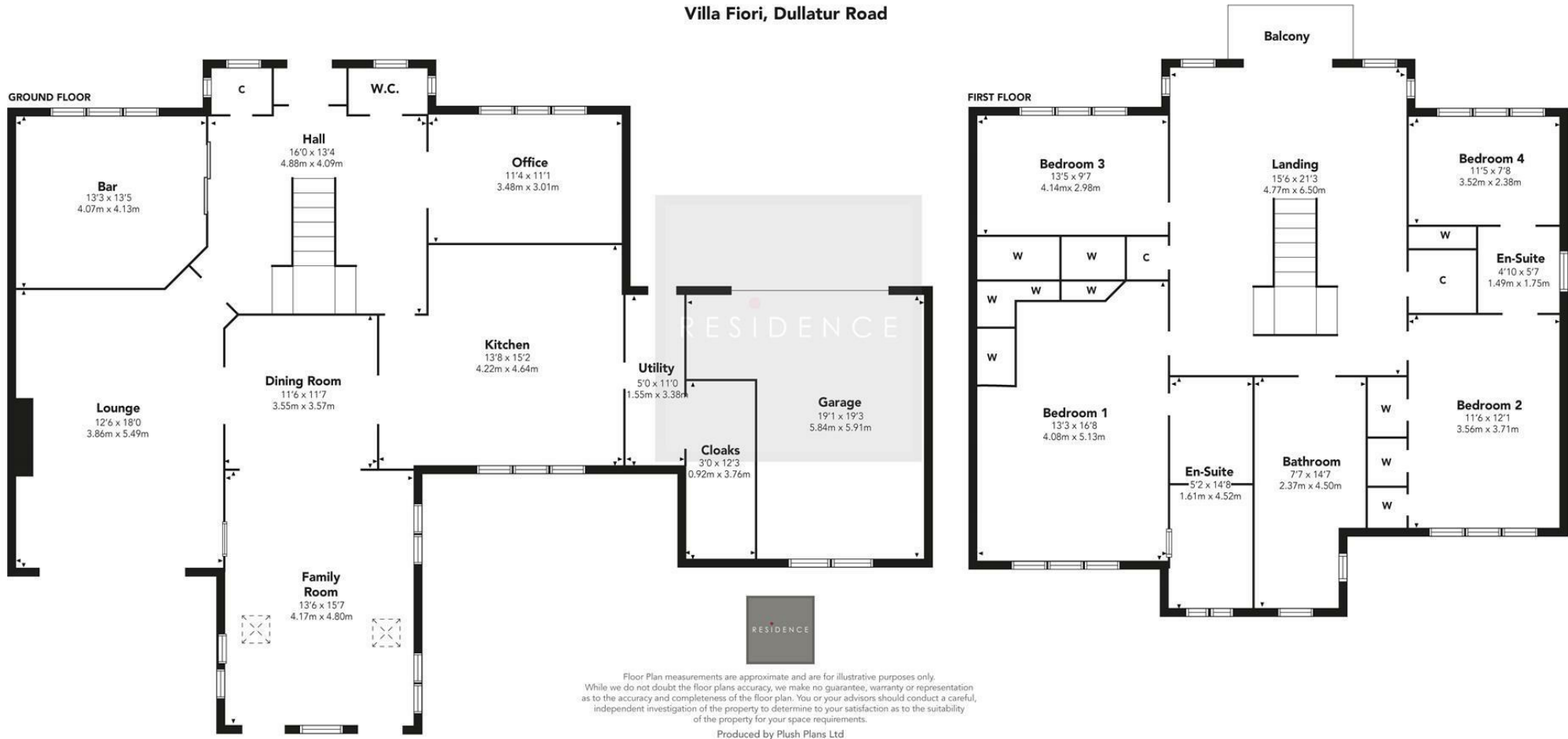


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## Villa Fiori, Dullatur Road



We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.