



# Village Estates

Independent Estate Agents & Mortgage Advisors



*Kilsyth*

*G65 0PS*

*Melrose Cottage*

# 4 Bedroom Detached

Hallway • Loung • Dining Room/4<sup>th</sup> Bedroom • Kitchen • Utility • W.C  
3 Bedrooms • En-Suite • Bathroom  
Garden • Driveway • Garage

Village Estates are delighted to welcome to the market this stunning 4-bedroom detached villa situated in Coach Place in Kilsyth. Internally the property comprises of a welcoming hallway leading to a fabulous size lounge, the hallway also leads to a modern fully fitted kitchen which includes a generous range of base and wall mounted units with integrated fridge, freezer, dishwasher, oven, hob and hood with access to a spacious utility room which leads to the rear garden. The accommodation continues with a further public room which is currently being used as a dining room, this can also be utilized as a 2<sup>nd</sup> sitting room, 4<sup>th</sup> bedroom, home office or playroom. The lower level is complete with a modern W.C

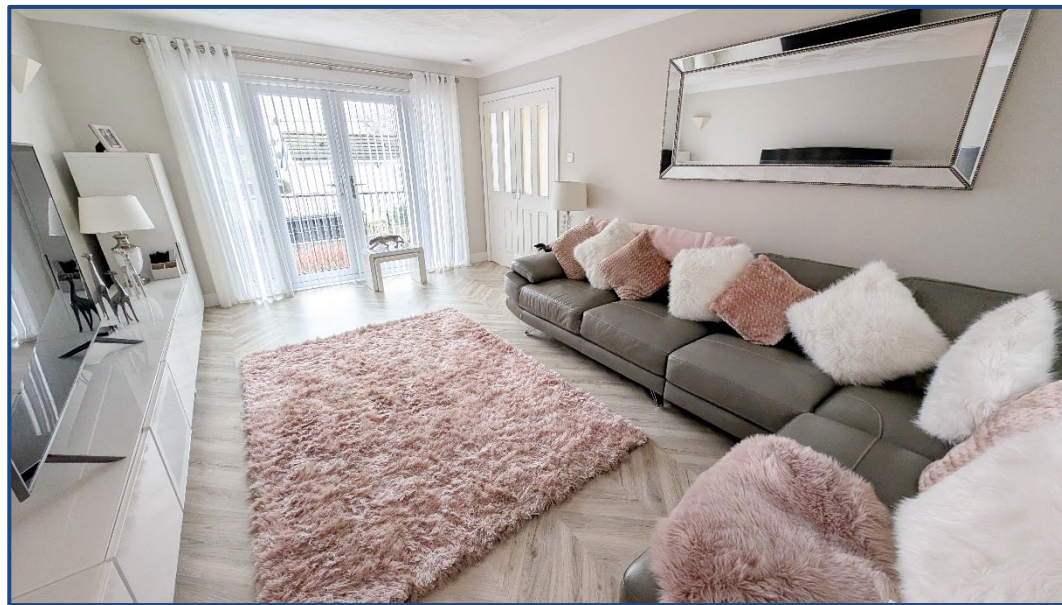
The upper level accommodates 3 generous spacious bedrooms with the master leading to a fully tiled en-suite shower room. The accommodation is complete with a modern fully tiled family bathroom comprising of a 3 piece white jacuzzi bath suite.

The property also benefits from fully double glazing and a system of gas central heating. Externally the property sits on a fabulous plot located on a private road with a well-maintained garden and an integral garage. Viewing is essential to fully appreciate the accommodation on offer on this stunning 4 bedroom detached villa which is in truly walk in condition.

- |                           |                 |                 |                 |
|---------------------------|-----------------|-----------------|-----------------|
| • Hallway                 |                 | • Bedroom No. 1 | 12'01" x 10'01" |
| • Lounge                  | 18'00" x 11'01" | • En-Suite      |                 |
| • 4 <sup>th</sup> Bedroom | 14'01" x 9'00"  | • Bedroom No. 2 | 13'00" x 10'00" |
| • Kitchen                 | 11'01" x 8'01"  | • Bedroom No. 3 | 8'00" x 6'00"   |
| • Utility                 |                 | • Bathroom      |                 |
| • W.C                     |                 |                 |                 |

These particulars are believed to be correct and do not form part of any contract. Measurements have been taken using a sonic tape and may be subject to a small margin of error. Electrical/Gas fitments have not been tested and are assumed to be in working order. Photographs are included for information purposes only and it should not be assumed that any item is included in the purchase price of the property.













## **Selling Your Property !!**

**Contact us Now for a Free Valuation - We Offer a Full Sales & Marketing Package for a Very Competitive Fee**

## **Mortgage**

**Village Estates Mortgages offers a full range of Mortgage and Re-Mortgage facilities**

## **Home Reports, Surveys, Solicitors can also be arranged**

### **Office Opening Hours**

**9am – 5.30pm Monday – Friday**

**10am – 1pm Saturday (Cumbernauld Only)**

**Please contact either of our Branch Tel. Nos. during Saturday opening times for all enquiries**

**2 The Wynd, The Village, CUMBERNAULD**

**Zoopla.co.uk**

**Tel: 01236 636101**

 **rightmove.co.uk**

**www.ve-ea.co.uk**

**s1homes.com**