



**KILSYTH**

**9 AUCHINVOLE CRESCENT**

**O/o £189,995**

*Seldom available 2 bed semi-bungalow in a highly desirable area*

Close to Nature Reserve - Private gardens & driveway - Seldom available property - Opportunity to add value - EER C





- Seldom available bungalow
- Private gardens & driveway
- Sought-after area
- Upgraded shower room
- Close to Nature Reserve
- Opportunity to add value
- Ideal retirement / downsizing home
- Energy efficiency rating C

Situated next to the South Dumbreck Nature Reserve in Kilsyth, is this **seldom available two bedroom semi-detached bungalow**. Benefitting from being in one of the most sought-after parts of the town, this home would be ideal for someone looking to rightsize to a bungalow and it also presents an excellent opportunity to modernise and add value. Internally the property has a large lounge, fitted kitchen, upgraded shower room, and two double bedrooms (both with fitted wardrobes). Externally there are private gardens to front, side and rear, and there is also a driveway to the side with space for multiple vehicles. Early viewing of this seldom available property type is recommended. The full property details and home report can be accessed on the Kelvin Valley website.



### Lounge

Spacious lounge with double window formation to the front allowing plenty of light into the room. There are also excellent views to the front across the Nature Reserve and towards Bar Hill. The walls are painted in a neutral colour and the old carpet has been lifted in preparation for a new floor covering.



### Kitchen

Fitted wooden shaker-style kitchen with floor and wall mounted storage units. Extensive work surface with integral sink. The cooker, washing machine, and fridge/freezer are included in the sale and there is also an integrated extractor hood. Window to the front. Laminate flooring.



### Shower Room

Upgraded shower room with wash hand basin in vanity unit, W.C., and large walk-in shower with screen. Fully tiled floor and walls. Textured glass window to the side allowing natural light into the room.



## Master Bed

Spacious double bedroom with fitted mirrored wardrobes offering excellent storage. Double window to the rear offering views over the private rear garden. Ready for a new floor covering.

## Bedroom 2

Another double bedroom to the rear, again with fitted wardrobes. The windows look out over the rear garden. Ready for a new floor covering.

## Gardens & Driveway

The rear garden contains a large area of lawn, a patio, and a shed (likely needing replaced). There is also a private front garden and a long driveway to the side with space for multiple vehicles.

## Heating & Glazing

Gas central heating (recent modern combi boiler) & double glazing throughout.

## Sales Information

All floor coverings, fixtures and fittings included.

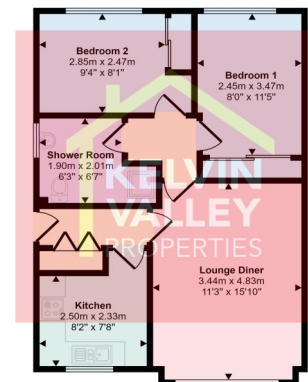
## Property Summary

A seldom available semi-bungalow in one of the most sought after parts of Kilsyth close to the Nature Reserve. This one has an upgraded shower room and offers plenty more potential to modernise and add value. These properties are very popular with retirees and those looking to rightsize from larger family homes. The area is very quiet and offers peaceful living. Early viewing is advised to avoid disappointment.

## Area Summary

Kilsyth offers a number of amenities including shops, health & leisure, primary & secondary schooling and sports facilities as well as a number of historic tourist attractions. Nearby Croy railway station provides a regular link with Glasgow, Edinburgh and Stirling on to north & south. Major motorway networks close by.

Approx Gross Internal Area  
54 sq m / 581 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

All fixtures and fittings mentioned in this schedule are included in the sale. All others in the property are specifically excluded. All measurements are in feet. Measurements are taken using an electronic measuring device and may therefore be subject to a small margin of error. All photographs are reproduced and included for general information and it must not be inferred that any item is included for sale with the property. This schedule is thought to be materially correct although its accuracy is not guaranteed and it does not form part of any contract.

Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. Kelvin Valley Properties is a member of The Property Ombudsman. Further details of membership and obligations can be found at [www.tpos.co.uk](http://www.tpos.co.uk)

## Viewings

**By appointment only  
through Kelvin Valley Properties**

Office Contact: **John**

Reference Number: **K/2448**



**Post Code for Sat Nav**

**G65 9LU**