



KILSYTH

14 GLASGOW ROAD

O/o £164,995

Large and seldom available 4 bed semi-detached bungalow close to town centre

Four double bedrooms - Central location - Opportunity to add value - Spacious interior - Private gardens - EER C



- Four double bedrooms
- Central location
- Excellent views to the front
- Opportunity to add value
- Seldom available bungalow
- Private gardens
- Ideal family or retirement property
- Energy efficiency rating C

Boasting a large interior and plenty of opportunity to add value, is this **large four bedroom semi-detached bungalow** on Glasgow Road in Kilsyth. Presented to the market by award-winning local agent Kelvin Valley Properties, these properties very rarely come up for sale, especially in the larger four bedroom format! The property could be ideal for a family or for a couple approaching retirement who still want to have plenty of space. Internally the property has a flexible layout with a large lounge, fitted kitchen, 4 double bedrooms, and a main bathroom. Externally there are private gardens to front, side and rear, with opportunity to create private parking at the rear like neighbours. The full property details and home report can be accessed on the Kelvin Valley website.



Lounge

Spacious lounge with triple window formation to the front allowing plenty of light into the room. Fitted storage cupboard and shelving. Carpeted floor area. There is plenty of space for furniture in this large room, which is ideal for relaxing or entertaining.



Bedroom 4 / Dining Room

Flexible room accessed from the main hallway, which could be used as a dining room, home office or 4th bedroom. Triple window to the front. Carpeted floor area.



Kitchen

Part fitted kitchen with base and wall mounted storage units and good-sized worksurfaces. Integral sink, and the fridge/freezer and washing machine can be included in the sale if desired (without warranty). Window to the rear and back door leading out into the gardens.



Bedroom 1

Large double bedroom with windows to side and front allowing lots of natural light in. Excellent views to the front. Carpeted floor area.

Bedroom 2

Double bedroom to the rear, which is again carpeted. Plenty of space for furniture.

Bedroom 3

Another double bedroom to the rear, this time with laminate flooring. Again, plenty of space for furniture.

Bathroom

Fitted bathroom, with bath, wash hand basin and W.C. Shower fitted above the bath. Tiled walls. Textured glass window to the rear.

Gardens

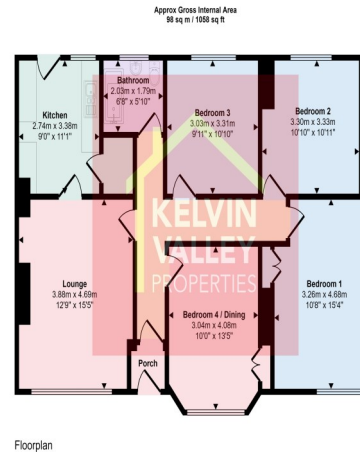
Private gardens to front, side and rear. The front and rear gardens consist mostly of lawn areas. Opportunity to create parking from Belmont Street at the rear, similar to neighbouring properties.

Property Summary

Spacious and seldom available four bedroom semi-detached bungalow, in a popular and central part of Kilsyth. Would benefit from some internal modernisation which is reflected in the competitive asking price. The property provides a fantastic opportunity to add value and create a lovely family or retirement property, close to local amenities. 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 nearby.



Heating & Glazing

Gas central heating & double glazing.

Sales Information

All fixtures & fittings included. No warranties offered with appliances.

Viewings

By appointment only
through Kelvin Valley Properties

Office Contact: **John or Paul**

Reference Number: **K/2469**

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



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