



KILSYTH

13 AUCHINVOLE CRESCENT

O/o £279,995

Rarely available 3 bed detached bungalow in sought after South Dumbreck area

Three double bedrooms - Huge lounge with dining area - Driveway & garage - Fantastic area - EER D



- Rarely available detached bungalow
- Highly desirable area
- Huge lounge with open plan dining
- Private gardens, garage & driveway
- Master bedroom is en-suite
- Upgraded shower room
- Next to Dumbreck Nature Reserve
- Energy efficiency rating D

Situated next to the Dumbreck Nature Reserve in Kilsyth, is this **rarely available detached bungalow** in sought-after Auchinvole Crescent. These properties hardly ever come up for sale, especially in the larger 3 double bedroom format with the huge lounge! Ideal for a buyer looking for a lovely retirement property who does not want to compromise on size, or a family who would like living on the level with no stairs. Internally there is a huge lounge with open plan dining area, a fitted breakfasting kitchen, three double bedrooms with storage (the master is en-suite) and an upgraded shower room. Externally there are private gardens to all sides, and a driveway leading to a detached garage. The full property details and home report can be accessed on the Kelvin Valley website.



Lounge / Dining

Huge lounge with box window formation to the front allowing plenty of light into the room. Fire and surround included. Open plan dining area with plenty of space for a large table and chairs. There is also a separate window to the side at the dining area. Carpeted floor throughout.



Shower Room

Upgraded from the original is this beautiful shower room with large walk-in shower, wash hand basin, and W.C. Tiled walls and linoleum floor covering. Textured window to the side allowing natural light in. A beautiful and spacious contemporary shower room.



Kitchen

Quality fitted kitchen with plenty of storage units and extensive work surfaces. Would be easy to change the doors and worktops if a different style is desired. Integral sink and extractor hood. Integral oven & grill, and the other appliances may be available by negotiation. Door & window to side.



Master Bedroom & En-suite

Well-proportioned double bedroom with fitted wardrobes offering excellent storage. Windows to the rear. Carpeted floor area. En-suite shower room, cleverly disguised as a cupboard, with shower in cabinet, wash hand basin, and W.C.

Bedroom 2

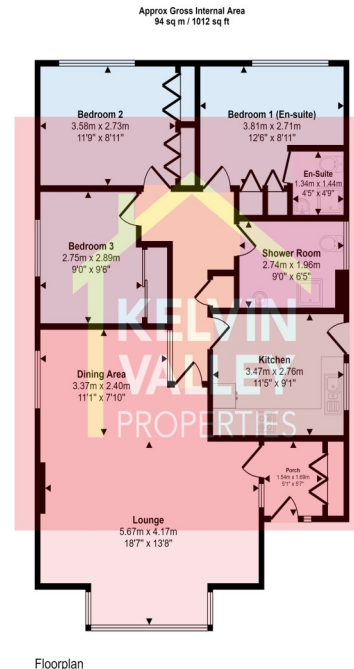
Large double bedroom to the rear, again with fitted wardrobes offering excellent storage. Window to the rear overlooking the back garden. Carpeted floor area.

Bedroom 3

Further double bedroom with window to the side. Carpeted floor area. Fitted wardrobes.

Gardens, Garage & Driveway

Private gardens to all sides, which have been landscaped. The rear garden contains both a patio area and section of lawn. Long driveway to the side leading to a detached garage which has electrics.



Heating & Glazing

Gas central heating with combi boiler, and double glazing.

Sales Information

All fixtures, fittings and floor coverings included.

Property Summary

Very rarely available detached bungalow in one of the most sought-after streets in the town. Benefits from being of the larger style constructed by renowned local housebuilder JB Bennet, with the three double bedrooms and huge lounge. This one has had a shower room upgrade as well as clever en-suite added into one of the bedrooms. 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.

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

Viewings

**By appointment only
through Kelvin Valley Properties**

Office Contact: **John or Paul**

Reference Number: **K/2466**



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