



TWECHAR

9 DRUMGREW QUADRANT

O/o £209,995

Contemporary 4 bed end-terraced townhouse in the quiet village of Twechar

Beautiful modern interior - Large floorspace - Superb views of the Campsie Fells - Garage, driveway & gardens - EER C



- Beautiful contemporary townhouse
- Spacious and flexible interior
- Modern décor throughout
- Private driveway to the front
- Integral garage
- 5 years left on NHBC warranty
- Quiet village location
- Energy efficiency rating C

Situated in the quiet village of Twechar, is this **spacious and contemporary four bedroom end terraced** townhouse in the Drumgrew Quadrant cul-de-sac. Boasting a beautiful modern interior and benefitting from still having 5 years remaining on the NHBC warranty, this stunning home would be fantastic for a growing family due to its size and flexible layout. Internally the property has a large lounge, open plan dining area, modern fitted kitchen, a large family room (or 4th bedroom), separate utility room, a cloaks, and three further double bedrooms (principal is en-suite). There is also an integral garage as well as a private driveway and landscaped two-tiered garden to the rear. The full property details and home report can be accessed on the Kelvin Valley website.



Lounge / Dining

Spacious and bright lounge with French doors opening onto Parisian balcony to the front. Carpeted floor area. Open plan access to the dining area with window to the side. Carpeted floor area. Plenty of space for both living and dining furniture.



Family Room / Bedroom 4

Flexible room on the lower level that can be used as a 4th bedroom or a family room. Could also be a lovely home office. Attractive herringbone flooring and neutral décor. Large window and door leading out into the rear garden.



Kitchen

Attractive fitted kitchen with modern storage units and extensive work surfaces. Integral sink and oven/hob/hood. The dishwasher and fridge/freezer are also integrated. Double window to the rear. Open plan access to the dining area.



Principal Bedroom & En-suite

Large double bedroom with fitted wardrobes offering excellent storage. Window to the front. Carpeted floor area. En-suite shower room with shower in cabinet, wash hand basin & W.C.

Bedroom 2

Spacious double bedroom to the rear, with fitted wardrobes offering excellent storage. Carpeted floor area. Neutral décor.

Bedroom 3

Further bedroom to the rear, again with fitted storage and carpeted floor area.

Bathroom

Modern fitted bathroom, with bath, wash hand basin with vanity units and W.C. Shower and screen fitted above the bath. Part tiled walls. Frosted glass window to the rear.

Cloaks

Useful cloaks, accessed from the main hallway. With wash hand basin & W.C.

Gardens, Garage & Driveway

The rear garden has been landscaped and is sectioned into two tiers. Benefits from being private and low maintenance. Integral garage with conversion potential. Private driveway to the front.

Heating & Glazing

Gas central heating & double glazing.

Sales Information

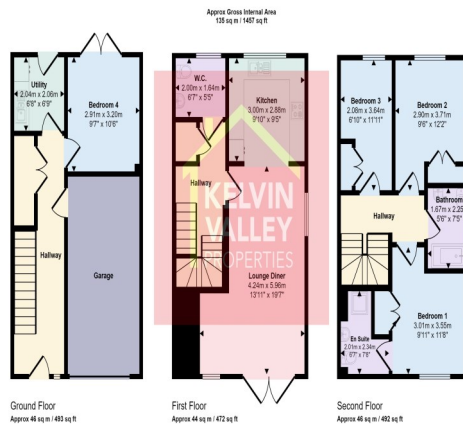
All fixtures, fittings & floor coverings included.

Property Summary

A beautifully presented and spacious contemporary townhouse, in a quiet village location. One of only a very small number of these house-types, this lovely home is likely to be very popular with family buyers due to it's large size and flexible layout. Early viewing is advised to avoid disappointment.

Area Summary

Twechar is a small village situated near Kilsyth in central Scotland. There are a number of local amenities and the village is near to motorway and railway links. The village is within a few minutes drive of the larger towns of Kilsyth, Kirkintilloch and Cumbernauld, which offer many more amenities.



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/2471**



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