



KILSYTH

1 TAMRAWER ROW

O/o £335,000

Contemporary 4 bed detached villa in sought after Cavalry Park development

Extended detached family home - Beautiful contemporary interior - Adjacent to the Colzium Lennox Estate - EER C



- Extended family home
- Highly sought after area
- Adjacent to Colzium Lennox Estate
- Beautiful contemporary décor
- Four double bedrooms
- Three spacious public rooms
- Integral garage
- Energy Efficiency Rating C

Backing onto the beautiful Colzium Lennox Estate in Kilsyth is this **contemporary and extended 4/5 bedroom detached villa** in Tamraver Row. Boasting a beautiful interior and having been upgraded throughout by the present owners, Buyers looking for a family home in the area won't want to miss this fantastic house! Presented to the market by award-winning local agent Kelvin Valley Properties, the property boasts a large formal lounge, upgraded kitchen with open plan family room, dining room (or bed 5), utility, and cloaks downstairs. Upstairs there are 4 double bedrooms (of which three have access to en-suites), and a family bathroom. Externally there are landscaped gardens, integral garage and a large driveway. Full property details & home report can be accessed on the Kelvin Valley website.



Lounge

Spacious formal lounge with bay window to the rear allowing plenty of light into the room. Feature wall, with the integral fire included in the sale (TV not included). Plenty of space for furniture in this large room, which is ideal for entertaining or relaxing. Carpeted floor area.



Family Room / Extension

The large extension to the rear of the property houses this fantastic family space with direct access into the rear garden via the bi-folding doors. A fantastic addition to the property, with tiled floor and plenty of space for furniture. Open plan access to the upgraded kitchen from here.



Kitchen

Upgraded fitted kitchen with tiled floor and spotlights in the ceiling. Plenty of storage units and worksurface with integral hob as well as island unit with integral sink, which creates a breakfasting area. The double oven, dishwasher and fridge/freezer are also integrated. Open plan access to family area.



Bedroom 1 & En-suite

Large double bedroom with French doors to the front opening onto Parisian balcony. Two walk-in wardrobes providing lots of storage. Carpeted floor area. En-suite shower room with shower in enclosure, wash hand basin & W.C.

Bedroom 2

Large double bedroom to the rear with carpeted floor area and fitted storage cupboard. Window to the rear overlooking the back garden.

Jack & Jill Ensuite

Shared between beds 2 & 3 is this superb en-suite shower room with shower, wash hand basin & W.C.

Bedroom 3

Another spacious double bedroom to the rear. Window overlooking the back garden. Carpeted floor area. Fitted wardrobe space.

Bedroom 4

Double bedroom to the front with fitted wardrobes and carpeted floor area.

Dining / Bedroom 5

Flexible downstairs room with carpeted floor area and bay window. Could be dining room or bedroom.

Bathroom

Modern fitted bathroom, with bath, wash hand basin, shower in enclosure, & W.C. Window to side.

Utility Room

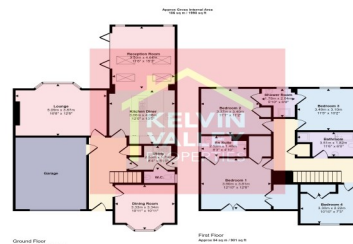
Useful utility room on the lower level with fitted storage units, worksurface and sink. Side door.

Cloaks

Useful downstairs cloaks, accessed from the utility. With wash hand basin & W.C.

Heating & Glazing

Gas central heating & double glazing. Central heating also extends to garage.



Gardens, Garage & Driveway

Landscaped gardens to all sides, designed to be low maintenance. Large monoblock driveway to the front. Integral garage accessed from hall. EV charging point.

Sales Information

All fixtures & fittings included.

Property Summary

Substantially extended and upgraded 4 bedroom detached villa in sought after Cavalry Park development, adjacent to the Colzium Lennox Estate. These larger detached homes rarely come onto the market, and with the upgrades and extension this one has to be seen to be fully appreciated. Early viewing of this fantastic family home 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/2487**



Post Code for Sat Nav

G65 0FF