



**KILSYTH**

**34 MURRAY AVENUE**

**O/o £295,000**

*Spacious 4 bed detached period home, situated on a large corner plot*

Extended detached family home - Large gardens, garage & driveway - Spacious & well-presented interior - EER D



- Extended detached period villa
- Situated on an extensive corner plot
- Large rooms throughout
- Well presented interior
- Private gardens to all sides
- Driveway and garage
- Short walk from the town centre
- Energy efficiency rating D

Buyers in the market for a large family home with character won't want to miss this **large 4 bed detached period villa** on Murray Avenue in Kilsyth. Boasting a particularly spacious interior and high ceilings on the lower level, the property also benefits from being on a large corner plot with substantial gardens, a detached garage and a driveway with space for several vehicles. Presented to the market by award-winning local agent Kelvin Valley Properties, the interior boasts a large lounge, open plan dining room, a separate family room, upgraded fitted kitchen, four double bedrooms (master is en-suite) and a bathroom. The property has been upgraded and redecorated throughout by the present owners. The full property details and home report can be accessed on the Kelvin Valley website.



### Lounge

A bright and spacious lounge, with window to the rear looking out into the back garden. Plenty of space for furniture. High ceilings and carpeted floor area. Fitted fireplace. Open plan access to the dining room from here. The lounge and dining are fantastic social spaces, ideal for entertaining.



### Dining Room

Adjacent to the lounge, the large dining room has a double window to the front allowing plenty of light in. Carpeted floor area and corner cupboard with fitted shelving above. The room comfortably houses a large dining table and chairs.



### Kitchen

Upgraded in recent times, the attractive fitted kitchen is substantial in size and boasts plenty of storage units and extensive worksurfaces. The large range cooker, extractor hood, and the integrated washing machine and dishwasher are all included in the sale. French doors lead to the gardens



### Bedroom 1 & En-suite

Large double bedroom with bay window to the side and separate window to the rear. Carpeted floor area. En-suite bathroom with shower in cabinet, separate bath, wash hand basin & W.C.

### Bedroom 2

Huge double bedroom on the upper level with dormer windows to the front. Carpeted floor area. Plenty of space for furniture.

### Bedroom 3

Another substantial double bedroom, again on the upper level with views to the front. Carpeted floor area. Access into the eaves for additional storage.

### Bedroom 4 / Home Office

Another very large room, accessed from the main hallway on the lower level. Could be used as an additional public room or home office as it is presently. Windows to front and side. Carpeted.

### Main Bathroom

Bathroom on the upper level with bath (which has shower attachment), wash hand basin and W.C. Tiled floor and part walls. Velux window allowing natural light in.

### Gardens, Garage & Driveway

Due to being on a corner plot, the gardens are much larger than average and there is a fantastic family lawn area to the rear. There is also a detached garage and an extensive driveway, as well as plenty more garden space to the side and front.

### Heating & Glazing

Gas central heating & double glazing.

### Sales Information

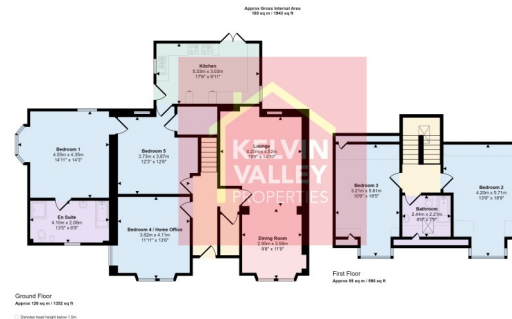
All fixtures, fittings & floor coverings included.

### Property Summary

A large period property on a fantastic corner plot, in an established part of Kilsyth close to the town centre. Boasts large rooms and high ceilings, and has been upgraded in recent times by the present owners. Early viewing of this well-presented period home is recommended 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.

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Viewings  
**By appointment only**  
**through Kelvin Valley Properties**

Office Contact: **John or Paul**

Reference Number: **K/2492**



Post Code for Sat Nav

**G65 0LF**