



**KILSYTH**

**67 ARDEN GROVE**

**O/o £209,000**

*Extended 3 bed semi detached villa with stunning views in a sought-after area*

Extended family home - Stunning views to both front and rear - Driveway & garage - Modern kitchen & bathroom - EER D



- Extended family home
- Highly sought after area
- Stunning views to both front & rear
- Backing onto open countryside
- Driveway, garage & gardens
- Modern kitchen & bathroom
- Presented in excellent condition
- Energy efficiency rating D

Backing onto open countryside at the rear and boasting superb views to the front, is this **extended three bedroom semi-detached villa** in popular Arden Grove, Kilsyth. The property has been upgraded throughout by the present owner, including the installation of a high quality kitchen and bathroom. Presented to the market by Kelvin Valley Properties, this seldom available family home is one of only a handful backing onto fields in this part of the town. Internally, the property has a large lounge, open plan dining room, recently fitted kitchen, and a single storey extension housing a huge family room. Upstairs there are three bedrooms and a recently modern bathroom. Externally are private gardens, garage and driveway. The full property details and home report can be accessed on the Kelvin Valley website.



### Lounge

Spacious lounge with large window to the front allowing plenty of light into the room. Wallpapered feature wall with fire and surround (included in the sale). Carpeted floor area. Plenty of space for furniture. Open plan access to the dining room.



### Family / Dining Room

The large extension to the rear of the property houses a fantastic family room which can be used for a variety of purposes. This fantastic social space has a window to the rear and French doors leading out into the garden. Laminate flooring. Open plan access to the kitchen.



### Kitchen

Attractive fitted kitchen, upgraded in recent times. Plenty of storage units and extensive worksurface with gas hob and sink. The extractor hood, oven, washing machine and fridge/freezer are also included in the sale. Laminate flooring. Open plan access to the family room.



### Bedroom 1

Large double bedroom with fitted wardrobes offering excellent storage. Fantastic views across the Kelvin Valley and over to Castle Hill from this room. Carpeted floor area. Triple window to the front.

### Bedroom 2

Large double bedroom to the rear, with stunning views across open countryside and towards the farm. Carpeted floor area.

### Bedroom 3

Further bedroom to the front, with window offering superb views. Fitted storage cupboard. Carpeted floor area.

### Dining Room

Open plan from the lounge, the dining room provides plenty of space for a large table and chairs.

### Bathroom

Upgraded fitted bathroom, with bath, wash hand basin with vanity units and W.C. Tiled walls. Shower and screen fitted above the bath.

### Gardens, Garage & Driveway

Attractive gardens to both front and rear, landscaped to a high standard. The rear garden contains both a patio as well as a decked BBQ area and a wide variety of plants. Monoblock driveway to the side, leading to a garage which has electrics.

### Heating & Glazing

Gas central heating & double glazing.

### Sales Information

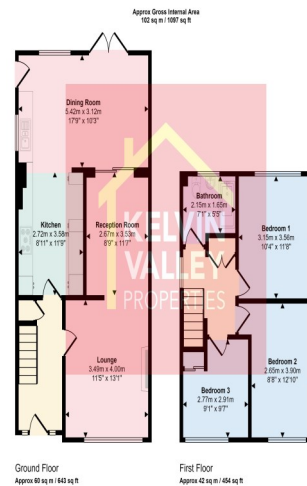
All fixtures, fittings & floor coverings included.

### Property Summary

Substantially extended and upgraded 3 bedroom semi-detached villa in sought after Arden Grove in Kilsyth. This particular house benefits from being only one of a handful that back onto open countryside, and it also has superb panoramic views to the front. Early viewing of this seldom available property 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.

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### Viewings

By appointment only through Kelvin Valley Properties

Office Contact: John or Paul

Reference Number: K/2490



Post Code for Sat Nav

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