



KILSYTH

DRUMHELDRIK, TAK-MA-DOON ROAD

O/o £365,000

Large 4 bed detached villa set amidst almost 2 acres of gardens & woodland

Stunning location - Beautiful grounds - Huge potential for development - Driveway & garage - Large rooms - EER D



- Large detached family home
- Grounds extending to almost 2 acres
- Huge development potential
- Spacious interior
- Fabulous and private location
- Garage & extensive driveway
- Once in a lifetime opportunity
- Energy efficiency rating D

Don't miss this once-in-a-lifetime opportunity to acquire one of the finest properties in the area! 'Drumheldrick' on the Tak-Ma-Doon Road in Kilsyth is a **large four bedroom detached villa, set amidst almost 2 acres of grounds**. Surrounded by beautiful gardens and woodland, the setting of this family home is simply stunning and buyers in the market for something special are advised to view early to avoid disappointment. Presented to the market by award-winning local agent Kelvin Valley Properties, the property boasts a large interior inclusive of a formal lounge, separate family/dining room, large kitchen, separate utility, downstairs cloaks, home office, and a dining hallway all on the lower level. Upstairs there is another large hallway which gives access to four bedrooms (principal is en-suite), the main bathroom, and the walk-in loft. The grounds extend to almost 2 acres and there is an extensive driveway and detached garage, as well as greenhouse & shed. The full property details and home report can be accessed on the Kelvin Valley website.



Lounge

Spacious lounge with windows to both front and side allowing plenty of light into the room. Attractive fireplace with open fire. Carpeted floor area. A large and welcoming room in which to relax or entertain.



Family / Dining Room

Originally the dining room, this flexible space is currently used as a family TV room. With window to the side overlooking gardens, the floor area is carpeted and there is ample space for furniture. Adjacent to the kitchen and main hallway.

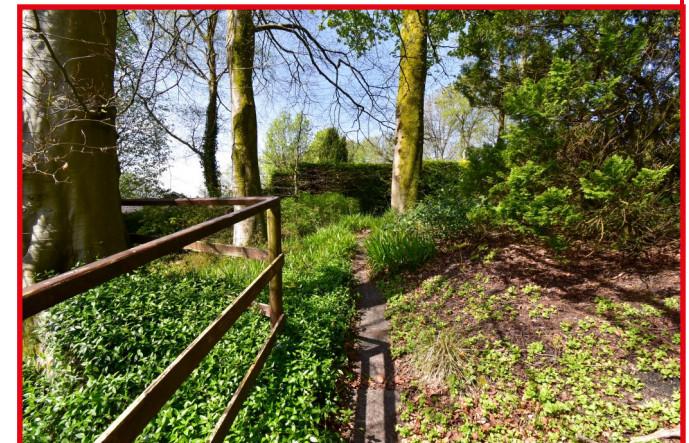
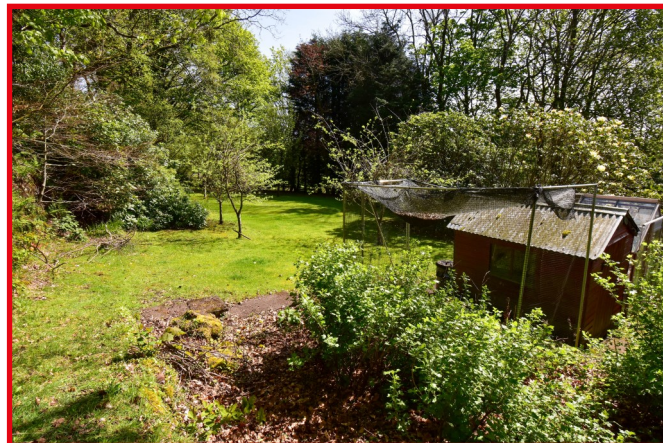


Dining Kitchen

Huge kitchen with plenty of storage units and lots of space for a large table and chairs. Windows to rear and French doors to the side. There is an integral sink and double oven. Other appliances may be available by negotiation. Tiled floor.



Selection of plot / garden photos





Master Bed & En-suite

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

Bedroom 2

Large double bedroom to the rear, with fitted wardrobes offering excellent storage. Carpeted floor area. Superb view of the rear gardens.

Bedroom 3

Another spacious double bedroom to the rear. Again has window offering excellent views of the gardens. Carpeted floor area. Fitted wardrobes.

Bedroom 4

Double bedroom to the front with carpeted floor area and window looking out to the front garden.

Cloaks

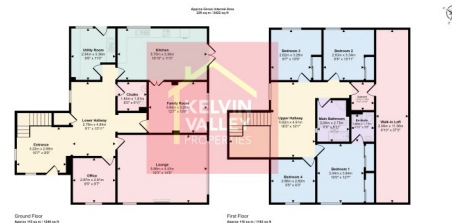
Useful downstairs cloaks, accessed from the main hallway. With wash hand basin & W.C.

Bathroom

Fitted bathroom with bath, wash hand basin, separate shower in cabinet, and sink. Wet wall panelling. Linoleum floor covering.

Utility Room

Useful utility room, adjacent to the kitchen. Fitted units, worksurface, sink and back door to the garden.



Gardens, Garage & Driveway

Extensive grounds to all sides of the property, extending to almost 2 acres. The mature gardens are simply stunning and include large areas of lawn, woodland and a huge selections of trees, plants and shrubs. Detached garage with roller door. Shed and greenhouse included in the sale. Huge development potential (subject to planning) due to the plot size.

Heating & Glazing

Gas central heating & double glazing.

Sales Information

All fixtures & fittings included.

Property Summary

Spacious and unique family home, set amidst substantial grounds in one of the best parts of the town. Benefitting from being in a private and secluded location, this property would suit family buyers looking for something special. Early viewing is advised to avoid disappointment - don't miss this once in a lifetime opportunity!

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/2496**



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