



KILSYTH

75 LOCHAN ROAD

O/o £319,000

Contemporary 4 bed detached villa in sought after South Dumbreck area

Stunning detached family home - Larger 'Dochart' house type - Spacious & contemporary interior - Driveway & garage - EER B



- Stunning family home
- Larger 'Dochart' house-type
- Within award winning development
- Contemporary décor throughout
- Four double bedrooms
- Integral garage can be converted
- South-facing rear gardens
- Energy efficiency rating B

Situated in the award-winning Burngreen Brae development by Messrs Dawn Homes, this **stunning 4 bedroom detached villa** in Lochan Road in Kilsyth is a fantastic and spacious family home in a highly sought after area. Presented to the market Kelvin Valley Properties, this fantastic home boasts a contemporary interior throughout and is in true showhome condition with 4 years still remaining on the NHBC warranty. Internally the property has a large lounge, modern fitted kitchen, open plan dining/family space, utility room, downstairs cloaks and access to the integral garage. Upstairs are four double bedrooms (principal is en-suite and a main family bathroom). Externally are landscaped private gardens (rear is south-facing), a monoblock driveway and a garage.

The full property details and home report can be accessed on the Kelvin Valley website.



Lounge

Spacious lounge with quad window formation to the front allowing plenty of light into the room. Contemporary décor and carpeted floor area. Plenty of space for furniture in this lovely room, which is ideal for relaxing or entertaining.



Family / Dining Area

Open plan from the kitchen is this large and flexible space with plenty of room for a table and chairs as well as sofas. Combined with the kitchen, this fantastic area is the real hub of the home, with French doors leading directly out into the rear garden.



Kitchen

Beautiful modern kitchen with plenty of storage units and extensive work surfaces, as well as fitted breakfast bar. Integral sink, gas hob, and extractor hood. The oven, fridge and freezer are also all integrated. Triple window to the rear overlooking the gardens.



Master Bed & En-suite

Large double bedroom with plenty of fitted wardrobe space offering excellent storage. Quad window to the front. Carpeted floor area. En-suite shower room with shower in double width cabinet, wash hand basin & W.C. Part tiled walls.

Bedroom 2

Large double bedroom, again to the front with carpeted floor. Modern décor. Fitted wardrobes.

Bedroom 3

Spacious double bedroom to the rear with window overlooking the back garden. Also has fitted wardrobes. Carpeted floor area.

Bedroom 4

The 4th bedroom is also double size and again boasts fitted storage. Carpeted floor area. Window to the rear overlooking the back garden.

Cloaks

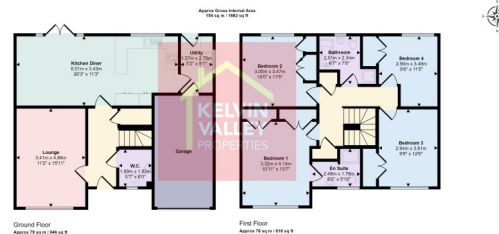
Useful downstairs cloaks, accessed from the main hallway. With wash hand basin & W.C.

Bathroom

Modern fitted bathroom, with bath, wash hand basin with vanity units, W.C., and separate shower in enclosure. Part tiled walls and linoleum floor.

Utility Room

Adjacent to the kitchen with fitted units, worksurface, integral sink and back door to gardens.



Gardens, Garage & Driveway

Attractive landscaped gardens to all sides. The rear garden is south-facing and contains a patio and large section of lawn with play area. Wide monoblock driveway offering parking. Integral garage.

Heating & Glazing

Gas central heating & double glazing.

Sales Information

All fixtures, fittings & floor coverings included.

Property Summary

A seldom available 'Dochart' house-type in the award-winning Burngreen Brae development in Kilsyth. Situated on a great plot with South-facing gardens, this stunning family home is presented in showhome condition and still has 4 years remaining on the NHBC warranty. Ideal for a family buyer who appreciates plenty of space and a high quality interior. Early viewing 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/2500**



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