



KILSYTH

PARKBURN HOUSE, PARKBURN ROAD

O/o £249,000

Spacious 3 bed detached villa in a prime position in the centre of the town

Detached home with large rooms - Meticulously maintained - Large driveway & garage - Landscaped gardens - EER C



- Superb central location
- Generous plot & landscaped gardens
- Spacious interior
- Meticulously maintained
- Flexible layout
- Two bathrooms
- Large driveway & detached garage
- Energy efficiency rating C

Situated in the centre of Kilsyth just off Parkburn Road, is this **spacious three bedroom detached villa** which has been meticulously maintained by the present owner. Boasting a large plot with landscaped gardens and substantial driveway, this unique and centrally-located home is presented to the market by award-winning local agent Kelvin Valley Properties. Internally the property has a large lounge, separate dining room, fitted breakfasting kitchen, and three bedrooms (one currently used as a family sitting room), and two large fitted bathrooms. Externally there is an extensive driveway to the front with space for plenty of cars, as well as landscaped gardens and a detached garage. The full property details and home report can be accessed on the Kelvin Valley website.



Lounge

Huge lounge with triple window formation to the front allowing plenty of light into the room. Carpeted floor area. Plenty of space for furniture in this lovely room, which is ideal for relaxing or entertaining.



Dining Room

Second public room on the lower level, accessed from the main hallway and primarily used as a dining room. Triple window to the front. Carpeted floor area. Could also be a home office or ground floor bedroom if required.



Breakfasting Kitchen

Fitted kitchen with plenty of floor and wall mounted storage units and extensive worktop space. Integral sink, oven, hob and hood. Space for a table and chairs. Triple window to the rear with views into the rear garden.



Master Bed & En-suite

Huge double bedroom on the top floor with plenty of fitted storage. Windows to the front offering views of the front garden and driveway. Carpeted.

Bedroom 2

Large double bedroom, again on the upper level with window to the front. Carpeted floor area.

Bedroom 3 / Family Room

Spacious double bedroom to the rear of the property which is currently being used as a family sitting room. Vaulted ceiling. French doors leading out into the rear garden. Carpeted floor area.

Ground floor bathroom

Fitted bathroom with bath, wash hand basin, W.C. and separate shower in enclosure. Tiled floor and walls. Textured glass window to the side.

Upstairs bathroom

Contemporary bathroom with jacuzzi bath, separate shower in cabinet, wash hand basin and W.C. Fully tiled. Spotlights in the ceiling.

Gardens, Garage & Driveway

Large plot with landscaped gardens to all sides. Extensive driveway to the front with plenty of space for several vehicles. Meticulously maintained gardens which are a credit to the current owner. Detached garage with electrics.

Heating & Glazing

Gas central heating & double glazing.

Sales Information

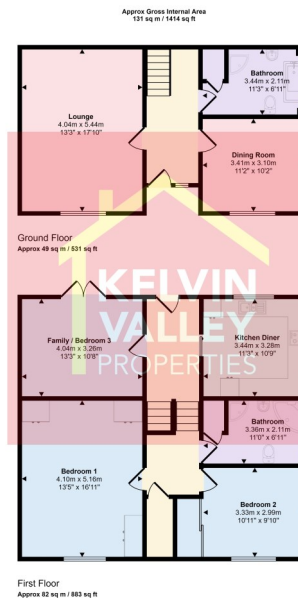
All fixtures & fittings included. Alarm system included, serviced annually.

Property Summary

A centrally located detached home, set within a spacious plot with landscaped gardens. Very close to local amenities. Flexible layout depending on needs and could be set up to have anywhere from 2-4 bedrooms. Large public rooms. Plenty of scope for further works that would add value. 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/2499**



Post Code for Sat Nav

G65 9DG