



KILSYTH

10 HORSBRUGH AVENUE

F/p £235,000

Spacious period property with 2 bedrooms & 2 box rooms, in sought-after area

Seldom available period property - Fantastic area - Large rooms throughout - Huge potential to upgrade & add value - EER E



- Seldom available period property
- Spacious interior with flexible layout
- Potential to add bedrooms/value
- Large mature gardens to 3 sides
- Sun room extension to the rear
- Outbuilding with electrics
- Possibility to create driveway/parking
- Energy efficiency rating E

Situated just off the highly desirable street of Horsbrugh Avenue in Kilsyth, is this **semi-detached period home with two bedrooms and two box rooms**. The property could easily be reconfigured to be a 3 or even a 4 bedroom home, as well as adding value. It is presented to the market by award-winning local agent Kelvin Valley Properties, It benefits from having considerable gardens externally (south & west facing), as well as a stone-built outbuilding and large cellar. Internally the property has a large lounge, open plan dining room, a large sun room extension, two double bedrooms, two further box rooms, and a modern shower room as well as a fitted kitchen and separate utility. The full property details and home report can be accessed on the Kelvin Valley website.



Lounge

Spacious lounge with fantastic south-facing bay window to the front which allows plenty of light into the room and offers panoramic views over the town. The floor area is carpeted and the fire & surround are included in the sale. Plenty of space for furniture in this fantastic room.



Family / Dining Room

Open plan from the lounge, is this superb dining room that has plenty of space for a large table and chairs as well as other furniture. Carpeted floor area. The large under-stair cupboard is accessed from this area.



Sun Room

Sun room extension to the rear, with carpeted floor and windows to both side and rear. Plenty of space for furniture. This excellent additional room effectively provides a 2nd lounge / family room.



Kitchen

Galley style kitchen with a window to the rear and doors at either end (one to the hallway and one to the utility room). There are fitted storage units and two worksurfaces, one with integral sink the other with integral hob. Tiled floor and walls. The oven & hood are also integrated. White goods included.

Utility

Fitted utility to the side of the kitchen, with worksurface, storage units, and space for appliances.

Bedroom 1

Large double bedroom on the ground floor, with fitted mirrored wardrobes providing excellent storage. Carpeted floor area. Superb views to front.

Bedroom 2

Huge double bedroom on the upper level, with window to the side and access into the eaves providing storage. Carpeted floor area.

Box Room 1

Box room on the upper level, accessed from the

upper hallway. Not classed as a bedroom due to not having a window. Could easily be reconfigured.

Box Room 2

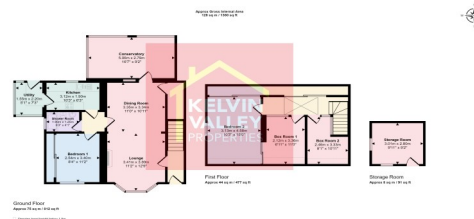
Another box room on the upper level, which again cannot officially be classed as a bedroom due to not having a window. Could easily be reconfigured.

Shower Room

Modern fitted shower room with mixer shower in large walk-in cabinet, wash hand basin in vanity unit, and W.C. Wet wall panelling. Frosted window.

Gardens, Outbuilding & Cellar

Sizeable mature gardens to three sides, well-stocked with a wide variety of trees, plants and flowers. Stone built outbuilding with electrics, offering possible conversion into a home office. 3/4 height cellar, providing access to the sub floor.



Heating & Glazing

Gas central heating & double glazing.

Sales Information

Most fixtures & fittings included.

Property Summary

A spacious and seldom available period property just off one of the best streets in the town! This one has mature gardens and fabulous potential. 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/2496**



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