



**KILSYTH**

## **5 LAUDERDALE PLACE**

**O/o £389,000**

*Exceptionally large 5 bed detached villa on a substantial corner plot*

Spacious family home - One of the largest houses in the development - Flexible layout - Detached double garage - EER C





- Huge family home
- Sought-after area
- Substantial corner plot
- Flexible layout with 4 or 5 beds
- Large public rooms
- Detached double garage
- Adjacent to Colzium Lennox estate
- Energy efficiency rating C

Situated adjacent to the Colzium Lennox estate in Kilsyth, is one of the largest homes in the development, in the Lauderdale Place cul-de-sac. Situated on a substantial corner plot in Cavalry Park is this **large 5 bedroom detached villa**, known as the 'Chatsworth', constructed by Messrs Taylor Wimpey. Presented to the market by award-winning local agent Kelvin Valley Properties, this exceptionally large family home boasts a flexible layout. Internally the property boasts a huge lounge, fitted dining kitchen, separate utility, family room, a large 2nd lounge (could also be a 5th bedroom) and a cloaks on the lower level. Upstairs are a further four bedrooms (two are en-suite) as well as a family bathroom. Externally there is a very large driveway, detached double garage, and large landscaped gardens as well as a storage shed. The full property details including the home report can be accessed on the Kelvin Valley Properties website.



### Lounge

Huge dual aspect lounge with French doors to both front and rear allowing plenty of natural light in. Carpeted floor and wallpapered feature wall. Fitted fire set within contemporary surround. Plenty of space for furniture in this fantastic room, which is ideal for relaxing or entertaining.



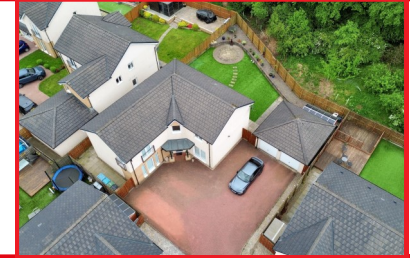
### Second Lounge / 5th Bedroom

Another huge room on the lower level, with the flexibility to be a 2nd lounge, 5th bedroom, or games room. Triple window to the front. Laminate flooring. Wallpapered feature wall. Light décor.



### Dining Kitchen

Modern fitted kitchen with base and wall mounted storage units and extensive work surface. Integral sink, hob and extractor hood. The dishwasher and fridge/freezer is also integrated. Triple window to the rear. Plenty of space for a table and chairs.



### Bedroom 1 & En-suite

Large double bedroom with window to side and French doors to the front with Parisian balcony. Carpeted floor area. Dressing area with two sets of wardrobes, and en-suite shower room with shower in cabinet, wash hand basin & W.C.

### Bedroom 2 & En-suite

Another large double bedroom, this time to the rear. Again similar to bedroom 1, this one has dressing area with fitted storage and an en-suite shower room with shower, wash hand basin and W.C.

### Bedroom 3

Spacious double bedroom to the rear. Windows overlooking the back garden. Carpeted floor area. Fitted wardrobes.

### Bedroom 4

Double bedroom on the upper level with window to the front. Carpeted floor area. Fitted wardrobes.

### Family / Dining Room

Family room adjacent to the kitchen, which could also

be a dining room. French doors open out into the rear garden.

### Bathroom

Modern fitted bathroom, with bath, wash hand basin with vanity units and W.C. Part tiled walls and linoleum floor. Textured window to the rear.

### Utility Room

Adjacent to the kitchen with fitted units and space for appliances. Side door to gardens.

### Cloaks

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

### Gardens, Garage & Driveway

Landscaped gardens to all sides. Detached double garage. Large driveway with space for multiple vehicles. Garden shed included in the sale.

### Sales Information

All fixtures, fittings & floor coverings included.

### Property Summary

A huge detached family home on a superb corner plot, in a highly sought-after area adjacent to the Colzium Lennox estate. This house-type is one of the largest in the development and has to be seen to fully appreciate the space on offer. Benefits from having fully landscaped gardens. 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](http://www.tpos.co.uk)

### Viewings

By appointment only through Kelvin Valley Properties

Office Contact: John or Paul

Reference Number: K/2502



Post Code for Sat Nav

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