



**KILSYTH**

**76 SOUTH DUMBRECK ROAD**

**F/P £299,995**

*Extended 4 bed detached villa in sought after South Dumbreck area*

Extended detached family home - Contemporary interior - Private driveway & landscaped gardens - EER C





- Extended family home
- Highly sought after area
- Close to Dumbreck Nature Reserve
- Private driveway
- Landscaped gardens
- Attractive modern décor
- Large log cabin in rear garden
- Energy efficiency rating C

Situated next to the Dumbreck Nature Reserve in Kilsyth, family homes in this area seldom come onto the market. Buyers won't want to miss this **extended 4 bedroom detached villa** in South Dumbreck Road. Presented to the market by award-winning local agent Kelvin Valley Properties, the property has been extended and upgraded, providing a contemporary and spacious family home in a sought-after area. Internally the property has a large lounge, dining room extension, modern fitted kitchen, separate utility area, and a downstairs cloaks. There are 4 bedrooms (one currently used as a playroom) and an en-suite shower room accessed from the principal bedroom. There is also a main family bathroom. Externally there is a private driveway, landscaped gardens, and a large log cabin with electricity and water in the rear garden. The full property details and home report can be accessed on the Kelvin Valley website.



**Lounge**

Spacious lounge with triple window formation to the front allowing plenty of light into the room. Feature wall with integrated gas fire and space for a TV. Contemporary décor and laminate flooring. Plenty of space for furniture in this lovely room which is ideal for relaxing or entertaining.



**Dining Room / Extension**

The large extension to the rear of the property is currently used as a dining room but is a flexible space that could be used for a variety of purposes. The floor is tiled and there is a window to the rear and French doors opening out into the garden.



**Kitchen**

Contemporary fitted kitchen with high gloss storage units and extensive work surfaces, as well as a fitted breakfast bar. Integral sink and extractor hood. The range cooker is included in the sale. Tiled floor. Triple window to the rear. Access to the utility area from here, and side door to garden.



### Bedroom 1 & En-suite

Large double bedroom with fitted wardrobes offering excellent storage. Windows to the rear. Carpeted floor area. En-suite with shower in cabinet, wash hand basin in vanity unit and W.C.

### Bedroom 2

Large double bedroom to the front, with fitted wardrobes offering excellent storage. Laminate flooring and contemporary décor.

### Bedroom 3

Spacious double bedroom to the front. Window to the front. Laminate flooring. Fitted wardrobes.

### Bedroom 4 / Playroom

Another double bedroom, this time on the ground floor with carpeted floor area. Flexible space that could also be used as a home office or playroom like it is at present.

### Bathroom

Modern fitted bathroom, with bath, wash hand basin with vanity unit and W.C. Shower and screen fitted above the bath. Tiled walls and floor.

### Utility

Useful utility adjacent to the kitchen with modern fitted units, worksurface and sink.

### Cloaks

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

### Gardens & Driveway

Private gardens to all sides. Driveway to the front. The rear garden has been landscaped and includes decking, artificial grass, and a large log cabin with electrics and water. Backing onto countryside at the rear meaning the rear garden is very private.

### Heating & Glazing

Gas central heating & double glazing.

### Sales Information

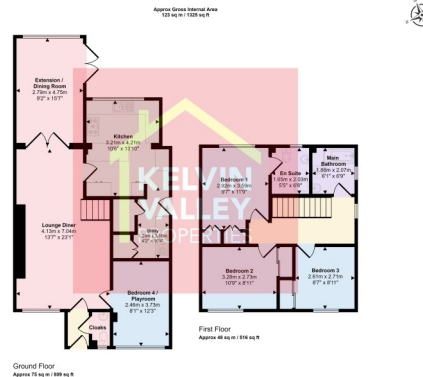
All fixtures & fittings included.

### Property Summary

Substantially extended and upgraded 4 bedroom detached villa in sought after South Dumbreck Road, close to the Nature Reserve. Family homes in this area very rarely come onto the market so we recommend 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/2515**



**Post Code for Sat Nav**

**G65 9LX**