



GARTCOSH

50 SKIPNESS ROAD

O/o £335,000

Larger style 5 bed detached villa on fantastic end of cul-de-sac plot

Spacious family home - 5 bedrooms, 3 have en-suite facilities - Driveway & garage - Modern interior - Great plot - EER B



- Larger-style family home
- Superb end of cul-de-sac plot
- Landscaped gardens
- 5 bedrooms, 3 with en-suite facilities
- Flexible layout
- Garage and driveway
- Over 6 years left on NHBC warranty
- Energy efficiency rating B

Boasting one of the best positions in the development is this **large 5 bedroom detached family home** with landscaped gardens, just off Skipness Road in popular Gartcosh. Constructed just under 4 years ago, the house is presented in walk-in condition and has been maintained to a high standard by the present owners who have also landscaped the gardens. Presented to the market by award winning agent Kelvin Valley Properties, the house internally boasts a large lounge, modern fitted kitchen with family area, a separate utility room, 5 bedrooms (3 have access to en-suite facilities), a main family bathroom and a separate downstairs cloaks. There is also a garage which could easily be converted in future, and landscaped gardens to all sides which have been designed to be low maintenance. The full property details and home report can be accessed on the Kelvin Valley website.



Lounge

Spacious lounge with triple window formation looking out to the front and allowing plenty of natural light into the room. Carpeted floor area and wallpapered feature wall. Plenty of space for furniture in this contemporary lounge.



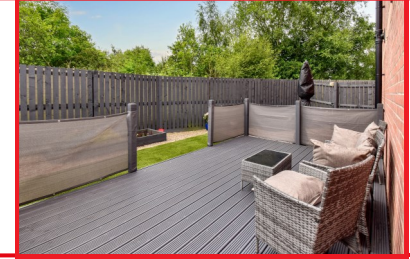
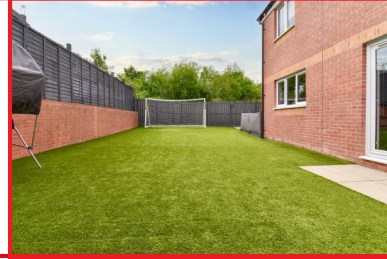
Kitchen / Dining

Beautiful fitted kitchen with contemporary white storage units with contrasting worksurfaces. Integral sink, oven, hob and hood. Triple window to the rear. Plenty of space for a dining table and chairs. Open plan access to the large family area.



Family Area

Open plan family area adjacent to the kitchen with French doors opening out into the rear garden. This flexible space has plenty of room for sofas / TV / table etc and could be used for a variety of purposes. Laminate flooring. Door to utility room.



Bedroom 1 & En-suite

Large double bedroom with fitted wardrobes offering excellent storage. Also space for further freestanding wardrobes. Carpeted floor area. En-suite with shower in cabinet, wash hand basin & W.C.

Bedroom 2

Spacious double bedroom to the rear, with plenty of space for furniture and views of the back garden. Carpeted floor area. Access to Jack & Jill en-suite.

Jack & Jill En-Suite

Modern en-suite with shower in cabinet, wash hand basin and W.C. Shared between bedrooms 2 & 3.

Bedroom 3

Spacious double bedroom to the front with carpeted floor area. Currently used as a home office. Access to the Jack & Jill en-suite.

Bedroom 4

Bedroom to the rear with carpeted floor area and modern décor. Views of the gardens.

Bedroom 5

Bedroom to the rear with carpeted floor area. Could

also be a home office if required.

Bathroom

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

Utility

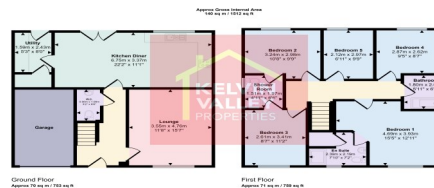
Modern utility room with fitted units, worksurface, space for appliances, and integral sink

Cloaks

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

Gardens, Garage & Driveway

The gardens have been landscaped to a high standard and boast a large section of artificial lawn, a patio and area of decking. There is a double width driveway leading to a garage with conversion potential.



Viewings

**By appointment only
through Kelvin Valley Properties**

Office Contact: **John or Paul**

Reference Number: **K/2521**

Heating & Glazing

Gas central heating & double glazing.

Sales Information

Most fixtures & fittings included.

Property Summary

A spacious family home situated on a superb plot off Skipness Road at the end of a quiet cul-de-sac. The house is only 4 years old and is presented in walk-in condition. Family buyers in the market for a home they can just move straight into, will find this fantastic property ideal. Early viewing is advised to avoid disappointment.

Area Summary

Gartcosh offers a number of local amenities including shops and the train station. It is well-positioned for accessing the M73 motorway, as well as Glasgow Fort shopping centre (3.2 miles). The Gartcosh Nature Reserve with plenty of nice walks is on your doorstep, as is Johnston Loch.

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



Post Code for Sat Nav

G69 8FT