



KILSYTH

90 LOCHAN ROAD

O/o £245,000

Spacious & beautifully presented 4 bed semi-detached Townhouse in popular area

Modern family home - Contemporary interior - Backs onto Lochan - Driveway & garage - South facing garden - EER C



- Spacious family home over 3 levels
- Highly sought-after area
- Beautifully presented interior
- Backing onto Lochan at rear
- Over 1,600 square feet in size
- Garage & driveway
- South facing rear garden
- Energy efficiency rating C

Boasting a superb position in sought-after Lochan Road, is this **spacious four bedroom semi-detached townhouse**, with a beautiful contemporary interior. Backing onto the Lochan itself, with south facing and landscaped rear gardens, the home would be ideal for a family looking to relocate to one of the most popular streets in the town of Kilsyth. These large townhouses very rarely come onto the open market, so we recommend moving quickly to avoid disappointment. Internally, this house boasts a large lounge, fitted dining kitchen, 4 double bedrooms (master is en-suite), separate utility room, family bathroom and two cloaks. There is also an integral garage (which can be converted) and landscaped gardens, as well as a private driveway and electric car charging point. Don't miss this one!



Lounge

Spacious lounge with French doors leading onto a balcony to the front. There is also a double window and excellent views of the Kilsyth Hills. Contemporary décor and plenty of space for furniture. Carpeted floor area. A lovely room in which to relax or entertain.



Family Room / Bedroom 4

A flexible and well-proportioned room on the lower level of the property, which has currently been set out as a family room, however was originally a double bedroom. Boasts attractive laminate flooring and accesses directly out into the rear garden via the sliding patio doors.



Dining Kitchen

Attractive fitted kitchen with floor and wall mounted storage units and extensive work surfaces. The oven, hob & hood is included in the sale, as is the integrated dishwasher. Large open plan dining space with ample room for the family to get together.



Bedroom 1 & En-suite

Large double bedroom on the top floor, with walk-in wardrobe and carpeted floor area. Excellent views overlooking the Lochan to the rear. Carpeted floor area. En-suite shower room with shower in cabinet, wash hand basin and W.C. Textured glass window to the rear allowing natural light into this space.

Bedroom 2

Large double bedroom to the front, with fitted wardrobes offering excellent storage. Carpeted floor.

Bedroom 3

Spacious double bedroom to the front, with carpeted floor area and fitted wardrobes offering excellent storage.

Bathroom

Modern fitted bathroom, with bath, wash hand basin, and W.C. Shower attachment to bath taps. Part tiled walls and vinyl floor. Fitted mirrored storage unit.

Cloaks 1

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

Cloaks 2

On the first floor with wash hand basin and W.C. Part-tiled walls and vinyl floor covering.

Gardens, Garage & Driveway

The rear garden has been landscaped and benefits from two sections of decking. It is also south facing therefore gets plenty of sun, as well as backing onto the picturesque Lochan. There is also a section of garden to the side with shed included, and a double width driveway to the front. Integral garage which can be converted similar to neighbouring properties. Electric car charging point fitted for your convenience.

Heating & Glazing

Gas central heating & double glazing. The gas central heating boiler has just been replaced.

Other Information

All fixtures, fittings & floor coverings included.

Property Summary

A spacious and beautifully presented semi detached townhouse, in a sought after area. This one benefits from being in a superb position, backing onto the Lochan with south facing gardens. Early viewing of this seldom available property type is recommended to avoid disappointment.

Area Summary

Kilsyth offers a number of amenities including shops, health & leisure, primary & secondary school 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 close by, with easy access to both the M80 and M73.

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 a sonic tape measure 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 are a longstanding member of The Property Ombudsman. Further details of membership and obligations can be found at www.tpos.co.uk

Viewings

By appointment only through
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