



KILSYTH

20 LADESIDE DRIVE

O/o £315,000

Spacious 5 bed detached villa with a contemporary interior, in popular cul-de-sac

Large rooms throughout - Substantially upgraded by present owner - Driveway & garage - Modern decor - EER C



- Beautiful family home
- Large rooms throughout
- Upgraded in recent times
- Substantial rear garden
- Garage & four car driveway
- Highly sought after area
- Attractive modern décor
- Energy efficiency rating C

Situated in the sought-after Ladeside Drive cul-de-sac in Kilsyth is this **spacious 5 bedroom detached villa**, offering contemporary family living. Having been substantially upgraded and redecorated by the present owners, the interior of this beautiful home is in walk-in condition. Presented to the market by award-winning local agent Kelvin Valley Properties, the property would be ideal for a growing family looking for spacious accommodation in a quiet residential area. Internally the property has a huge dual aspect lounge, recently upgraded kitchen, a flexible downstairs room that can be a dining / family / 5th bedroom, and a cloaks all on the lower level. Upstairs are four bedrooms (principle is en-suite), a main family bathroom, and fitted storage. Externally there is a private front garden, four car monoblock driveway, detached garage, and a large back garden. The full details and home report can be accessed on the Kelvin Valley website.



Lounge

Spacious dual aspect lounge with large window to the front and French doors opening out onto decking to the rear. Laminate flooring and contemporary décor with feature wall. Plenty of space for both living and dining furniture in here, if desired.



Dining / Bedroom 5

Flexible downstairs room with laminate flooring and wallpapered feature wall. Window to the front. Plenty of space for furniture. This superb room can be used as a 5th bedroom, dining room, family room, or even a home office.



Breakfasting Kitchen

Beautiful fitted kitchen, upgraded in recent times, with fitted units and worksurfaces, as well as a large breakfast bar. Integral oven/hob/hood, dishwasher and fridge/freezer. Triple window to the rear. Laminate flooring. Triple window to the rear.



Bedroom 1 & En-suite

Large double bedroom with fitted wardrobes offering excellent storage. Windows to the rear. Carpeted floor area. Wallpapered feature wall and stunning light fittings. En-suite shower room with shower in enclosure, wash hand basin and W.C.

Bedroom 2

Large double bedroom to the rear with fitted wardrobes. Carpeted floor area. Double window to the rear. Wallpapered feature wall.

Bedroom 3

Spacious double bedroom to the front. Window to the front. Carpeted floor area. Fitted wardrobes. Modern décor.

Bedroom 4

Double bedroom to the front with carpeted floor area. Currently utilised as a walk-in dressing room as not required as a bedroom.

Bathroom

Fitted bathroom, with bath, wash hand basin with vanity units and W.C. Tiled walls. Shower and screen

fitted above the bath. Textured glass window to the front allowing plenty of natural light in.

Cloaks

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

Gardens, Garage & Driveway

Private front garden laid to lawn. Large monoblock driveway with space for four cars. Boasts one of the largest rear gardens in the street, with decking, patio and substantial section of lawn.

Heating & Glazing

Gas central heating & double glazing.

Sales Information

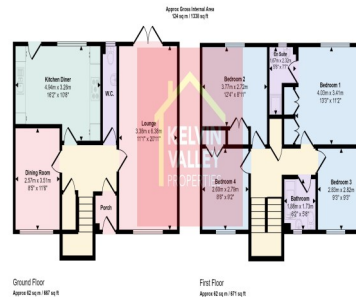
All fixtures & fittings included.

Property Summary

Substantially upgraded 5 bed detached villa in the popular Ladeside Drive cul-de-sac, a sought after development of architect designed self build homes. This is one of the larger properties in the development with substantial gardens and a recently upgraded and redecorated interior - family buyers won't want to miss out on this fantastic home so early viewing is recommended 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/2509**



Post Code for Sat Nav

G65 0JW