



KILSYTH

26 STIRLING ROAD

F/P £329,995

Spacious detached period bungalow backing onto the Burngreen in central Kilsyth

Large period property - Bungalow with scope for further development - Fantastic central location - Freshly decorated - EER E



- Large period bungalow
- Fantastic central location
- Backing onto Burngreen Park
- Freshly decorated interior
- Long driveway & double garage
- Scope for further development
- Beautiful period features
- Energy efficiency rating E

Positioned in a fantastic central location backing onto the Burngreen Park in Kilsyth is this **four bedroom detached period bungalow** on the Stirling Road. Presented to the market by award-winning local agent Kelvin Valley Properties, the property boasts a large south-facing garden and has been freshly decorated prior to marketing. These large period properties hardly ever come onto the market locally, especially in detached form, so we recommend early viewing to avoid disappointment. Internally is a large lounge, separate dining/family room, four double bedrooms, fitted shower room, kitchen, utility and cloaks. Externally is a long driveway leading to a double garage, and south-facing gardens. The full property details and home report can be accessed on the Kelvin Valley website.



Lounge

Spacious lounge beautiful bay window offering views to the front and allowing plenty of natural light into the room. There is a gas living flame fire set within surround and the floor area is carpeted. Lots of space for furniture in this large room. Freshly decorated and newly carpeted.



Principal Bedroom

Large and flexible room to the front, currently set out as the principal bedroom but could easily be a formal dining room or drawing room. Freshly carpeted floor area. Completely redecorated.



Kitchen

Traditional fitted kitchen in the extension to the rear of the property. Contains some wooden storage units as well as two worksurfaces. Windows to three sides making this a bright room. Door to the rear garden from here. Would benefit from being upgraded to modern standards.



Bedroom 2

Large double bedroom with carpeted floor area and window to the side. Freshly decorated and newly carpeted.

Bedroom 3

Another spacious double bedroom to the side, with carpeted floor area and fresh décor.

Bedroom 4

Bedroom with window to the side. Could also be ideal for a home office if not required for a bedroom.

Dining / Family Room

Flexible room towards the rear of the property, adjacent to the kitchen. Comfortably houses a dining table and chairs, could also be a family room / snug / tv room, depending on layout requirements.

Shower Room

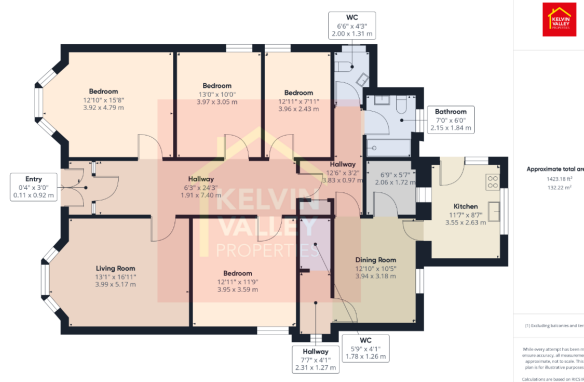
Modern fitted shower room with shower in walk in enclosure, wash hand basin, and W.C. Textured glass window to the rear.

Cloaks

Separate cloaks accessed from the main hallway, with wash hand basin and W.C.

Utility

Useful walk-in utility cupboard, adjacent to the dining room. Space for appliances. Some fitted cupboards.



Heating & Glazing

Gas central heating & double glazing.

Sales Information

All fixtures, fittings & floor coverings included.

Gardens, Garage & Driveway

Private front and rear gardens. Long driveway to the side leading to a detached double garage with electrics. The south-facing rear garden contains a patio and large section of lawn, as well as outbuilding and greenhouse. Scope for further development.

Property Summary

A rarely available period property in even rarer bungalow style! Boasts a really spacious interior and south-facing gardens to the rear, as well as being positioned in a fantastic and desirable central location backing onto the Burngreen Park. Plenty of scope for further development by extending to the rear or going up into the roofspace. Early viewing of this once-in-a-lifetime opportunity is advised.

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/2501**



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