



## 3 DUMBRECK TERRACE, QUEENZIEBURN

O / O £104,995

With a spacious family-sized interior, buyers in the market for a **three bedroom end terraced house** won't want to miss this affordable one, in the quiet village of Queenzieburn. Positioned close to the local school and with an excellent open outlook to the front, this seldom available property is presented to the market by award winning local agent Kelvin Valley Properties. Internally there is a lounge to the front, fitted kitchen, three double bedrooms, and a shower room. Externally there are private gardens to side & rear. The full property details & home report can be accessed on the Kelvin Valley website.



- Affordable terraced house
- End terrace position with generous gardens
- Three double bedrooms
- Private side and rear gardens
- Situated in a quiet village location
- Gas central heating & double glazing
- Excellent views to the front
- Energy efficiency rating C

Local Office: 23 Main Street, Kilsyth, Near Glasgow, G65 0AH  
Tel : 0800 133 7775 Email: [sales@kvps.co.uk](mailto:sales@kvps.co.uk) Website: [www.kvps.co.uk](http://www.kvps.co.uk)



## ENTRANCE

From the roadside, you proceed up a few steps to the front of the property, with the main door positioned in the side of the building.

## LOUNGE / DINING

Spacious lounge with plenty of space for furniture and windows to the front. The fire and surround are included in the sale and there is a wallpapered feature wall. Laminate flooring.

## KITCHEN

Fitted kitchen with base and wall mounted storage units and extensive work surface. Integral sink, oven/hob/hood and fridge/freezer. Window to the rear and back door accessing the gardens. Tile effect laminate flooring.

## BEDROOM 1

Large double bedroom to the rear with windows overlooking the back garden. Fitted storage cupboard. Carpeted floor area.

## BEDROOM 2

Well-proportioned double bedroom with fitted storage cupboard & carpeted floor. Window to the front offering superb views across the Kelvin Valley from the property's elevated position.

## BEDROOM 3

A third double bedroom, again with a storage cupboard and carpeted floor area.

## SHOWER ROOM

Contemporary shower room with mixer shower in walk-in enclosure, wash hand basin and W.C. Textured window to the rear. Fully tiled.

## GARDENS

Private gardens to side and rear, mostly laid to lawn. The rear garden is a generous size.

## SALES INFORMATION

All floor coverings, light fittings & blinds included.

## PROPERTY SUMMARY

An affordable end-terraced house in Queenzieburn. Boasts fantastic views across the Kelvin Valley! Ideal for first time buyer or landlord prepared to modernise to create a contemporary family home. Early viewing is advised to avoid disappointment.

## AREA DETAILS

Queenzieburn is a quiet village with a local school and shop. Nearby 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. Excellent commuting from nearby Croy station or the M80 motorway (both are within 4 miles).



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**

**[sales@kvps.co.uk](mailto:sales@kvps.co.uk) / 0800 133 7775**

Reference Number: **K/2544**



**Post Code for Sat Nav**

**G65 9EA**