



KILSYTH

KINGS CLOSE COTTAGE, HIGH BARRWOOD ROAD

O/o £175,000

Spacious three bedroom bungalow in secluded location

Detached bungalow - Fantastic renovation opportunity - Driveway & garage - Quiet location - EER C



- Fantastic development opportunity
- 3 bedroom detached bungalow
- Private gardens, garage & driveway
- Scope to add value
- Quiet end of cul-de-sac location
- Close to open countryside & walks
- Affordable price
- Energy efficiency rating C

Offering a superb opportunity for development is this **three bedroom detached bungalow**, tucked away in a quiet cul-de-sac off High Barrwood Road in Kilsyth. Requiring full internal modernisation, this spacious and seldom available bungalow is presented to the market by award-winning local agent Kelvin Valley Properties. Internally there is a huge lounge with real wood floor, fitted kitchen with dining area, three double bedrooms, and a large fitted bathroom. Externally there is a private monoblock driveway with plenty of space for parking, leading to a single garage. Private gardens to all sides of the property with the front garden in particular a generous size. The full property details and home report can be accessed on the Kelvin Valley website.



LOUNGE

Spacious lounge with large window formation to the front allowing plenty of natural light into the room. The fireplace and surround are included in the sale. Plenty of space for furniture in this huge room.



BATHROOM

Large family-sized bathroom with corner bath, wash hand basin, W.C. and bidet. Tiled floor and walls. Textured glass window to the rear allowing natural light into the room. Would benefit from being upgraded to modern standards.



KITCHEN

Fitted kitchen with plenty of storage units and two worksurfaces. Integral sink. Cooker included in the sale (untested). Double window to the rear. Open plan dining area with window overlooking the back garden. The kitchen would benefit from being upgraded to modern standards.



BEDROOM 1

Large double bedroom with two sets of fitted wardrobes and a window to the front. Real wood flooring. Plenty of space for furniture.

BEDROOM 2

Another double bedroom to the front, with double window overlooking the front garden. Could also be used as a dining room or home office if preferred.

BEDROOM 3

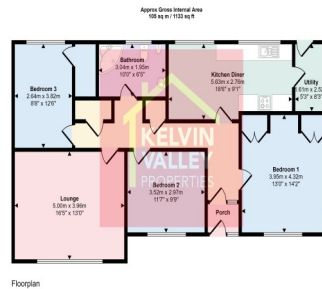
Spacious double bedroom to the rear with double window overlooking the back garden. Carpeted floor area. Plenty for space for furniture.,

UTILITY

Adjacent to the kitchen is the utility room where the boiler is housed. Space for utility appliances.

GARDENS, GARAGE & DRIVEWAY

Mature private gardens to all sides of the property. Large section of lawn to the front. There is a long monoblock driveway leading to the garage at the side of the property.



HEATING & WINDOWS

Gas central heating & double glazing.

SALES INFORMATION

All fixtures & fittings included.

PROPERTY SUMMARY

A fantastic opportunity to develop a 3 bedroom detached bungalow with private gardens to all sides. The property is situated right at the end of a quiet cul-de-sac off High Barrwood Road and benefits from having a garage and driveway. It will require internal modernisation throughout but gives great scope to improve the value and create a contemporary detached bungalow in a very quiet location close to open countryside. Early viewing is advised 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

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Post Code for Sat Nav

G65 0EE