



**KILSYTH**

**47 MILES END**

**F/P £339,995**

*Contemporary 4 bed detached villa in sought after Cavalry Park development*

Spacious detached family home - Great plot with West-facing gardens - Driveway & garage - Attractive interior - EER B





- Spacious family home
- Meticulously maintained
- Four double bedrooms
- Sought after area
- Great plot with West-facing gardens
- Private driveway and wide garage
- Adjacent to Colzium Lennox Estate
- Energy efficiency rating B

Occupying a superb plot in the sought-after Cavalry Park development in Kilsyth, is this **spacious four bedroom detached family villa** which has been meticulously maintained by the current owner. Presented to the market by award-winning local agent Kelvin Valley Properties, this attractive family home was constructed in 2016 by Taylor Wimpey, with over 2 years remaining on the NHBC warranty. Internally the property has a large lounge, fitted dining kitchen, separate utility, a large family/dining room, 4 double bedrooms (master is en-suite, beds 2&3 share a shower room), a main bathroom, and a downstairs cloaks. Externally there are private landscaped gardens, a wider than usual garage, and a driveway. The full property details and home report can be accessed on the Kelvin Valley website.



**Lounge**

Spacious lounge with bay-style window formation to the rear allowing plenty of light into the room. Views over the rear garden. Neutral décor. Carpeted floor area. Plenty of space for furniture in this lovely room which is ideal for relaxing or entertaining.



**Family / Dining Room**

Flexible room to the front of the property, with bay-style window which allows plenty of light into the room. This room can comfortably house a large table and chairs or alternatively sofas for a family room.



**Kitchen**

Attractive fitted kitchen with modern storage units and extensive work surfaces. Integral sink, oven/grill, and hob/hood. The fridge/freezer is also integrated. Tiled floor. French doors opening out into the rear garden. Double window to the rear. Ample space for a dining table and chairs in here.



### Principal Bedroom with En-suite

Large double bedroom with both fitted wardrobes as well as a separate walk-in wardrobe, providing excellent storage. French doors with Parisian balcony to the front. Carpeted floor area. En-suite shower room with shower in cabinet, wash hand basin and W.C.

### Bedroom 2

Large double bedroom to the rear, with fitted wardrobes offering excellent storage. Carpeted floor area. Access to jack & jill shower room.

### Jack & Jill Shower Room

Modern shower room with shower in cabinet, wash hand basin and W.C. Accessed from beds 1&2.

### Bedroom 3

Spacious double bedroom to the rear. Window overlooking the back garden. Carpeted floor area.

### Bedroom 4

Another double bedroom, this time with window to the front. Carpeted floor area.

### Bathroom

Modern fitted bathroom, with bath, separate shower in enclosure, wash hand basin with vanity units and W.C. Part tiled walls. Window to side.

### Cloaks

Useful downstairs cloaks, adjacent to the utility room. With wash hand basin & W.C.

### Utility

Useful utility room, accessed from the main hallway. Fitted units, worksurface with sink, and space for appliances.

### Gardens, Garage & Driveway

Private landscaped gardens to all sides. Patio area in the rear garden, which is West-facing. Double driveway to front. Wider than usual garage.

### Heating, Glazing & Sales Information

Gas central heating & double glazing. All fixtures, fittings and floor coverings included in the sale.

### Property Summary

Spacious family home on a superb plot with West-facing rear garden getting plenty of sun. This lovely home has been meticulously maintained by the present owner and offers superb family living in a highly sought-after area adjacent to the Colzium Lennox Estate. Early viewing is strongly 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](http://www.tpos.co.uk)

**Viewings**  
**By appointment only**  
**through Kelvin Valley Properties**

Office Contact: **John or Paul**  
Reference Number: **K/2481**



**Post Code for Sat Nav**

**G65 0BF**