



**BY KILSYTH**

## **1 WOODEND STEADING**

**O/o £349,995**

*Stunning 4 bedroom steading conversion in a fantastic countryside setting*

Seldom available lifestyle opportunity - Magnificent setting surrounded by countryside - Private driveway & gardens - EER B



- Stunning steading development
- Magnificent countryside location
- Wonderful lifestyle opportunity
- Beautifully presented interior
- Large rooms throughout
- Private gardens and driveway
- Unique family home
- Energy efficiency rating B

Woodend Steadings is an exclusive and luxury development of just twelve properties, on the outskirts of the historic town of Kilsyth in central Scotland. Surrounded by beautiful open countryside, is this **stunning four bedroom conversion** with large rooms and an immaculately presented interior. Presented to the market by award winning local agent Kelvin Valley Properties, this family home presents a lifestyle opportunity to acquire a highly sought after property in a magnificent rural location, yet still close enough to local amenities and transport links for commuting. Internally the property boasts a magnificent lounge, a huge farmhouse-style kitchen, separate utility, four double bedrooms (principal is en-suite), a family bathroom upstairs and a separate shower room downstairs. Externally there is a landscaped private garden to the front, a private double driveway and a residents courtyard to the rear. The full property details and home report can be accessed on the Kelvin Valley website.



### LOUNGE

Huge lounge with triple window formation to the front allowing plenty of light into the room. Beautiful fire set within surround that can be controlled via an app. Quality laminate flooring. There is plenty of room for both living and dining furniture in this exceptionally large room.



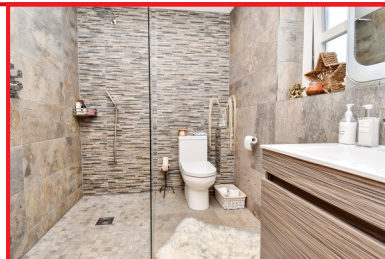
### DINING KITCHEN

Beautiful fitted kitchen with contemporary high gloss storage units and extensive worksurfaces. There is an integral double oven, microwave, dishwasher, sink, gas hob and extractor hood. Plenty of space for a large table and chairs. Double window to the rear and French doors opening into the residents courtyard.



### FAMILY / BEDROOM 4

A spacious and flexible room on the ground floor with laminate flooring and a double window to the side. Plenty of space for furniture. Currently used as a family/tv room but can also be a downstairs double bedroom or a large home office. Boasts attractive neutral décor.



## BEDROOM 1 & EN-SUITE

Magnificent principal bedroom running the full depth of the house, inclusive of a stunning en-suite as well as a walk-in wardrobe. The windows to the front offer superb views across open countryside. Carpeted floor area. Plenty of space for furniture. Triple fitted wardrobes offering fantastic storage.

## BEDROOM 2

Large double bedroom to the rear, again with fitted wardrobes offering excellent storage. Laminate flooring and contemporary décor. Courtyard views to the rear.

## BEDROOM 3

Spacious double bedroom to the front. Again has fitted wardrobes and the floor area is laminate. Contemporary décor. Stunning views across open countryside to the front.

## UPSTAIRS BATHROOM

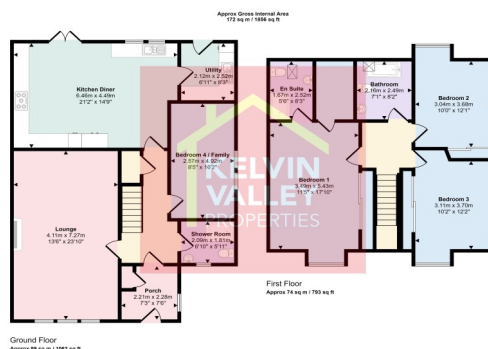
Contemporary fitted bathroom with high quality finish. Boasts a large bath, wash hand basin in vanity unit, and W.C. Beautiful wall and floor tiles. Velux window allowing natural light into the room.

## SHOWER ROOM

Modern shower room on the lower level with large walk-in shower, wash hand basin in vanity unit and W.C. Fully tiled floor and walls. Textured glass window to the front allowing natural light into the room. Immaculate!

## GARDENS & DRIVEWAY

Double monoblock driveway to the front, leading to the private and enclosed front garden which has been professionally landscaped. The front garden is inclusive of a patio with pergola and a lawn.



## HEATING & WINDOWS

Gas central heating & double glazing throughout.

## SALES INFORMATION

All fixtures, fittings & floor coverings included.

## PROPERTY SUMMARY

A spacious and stunning family home, situated in an exclusive development surrounded by countryside on the outskirts of Kilsyth. Offers the best of both worlds by being in a quiet and rural location yet still close to local amenities and excellent transport links in the heart of the central belt. Early viewing of this stunning home and lifestyle opportunity is strongly advised to avoid disappointment.

## AREA SUMMARY

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. 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**

**sales@kvps.co.uk / 0800 133 7775**

Reference Number: **K/K2555**



**Post Code for Sat Nav**

**G65 0PZ**