



KILSYTH

16 LAIRDS HILL COURT

F/P £259,995

Contemporary 3 bed detached villa with stunning views across the Kelvin Valley

Sought-after area - Fully redecorated - Private driveway - Sout-facing garden - Great views - EER C



- Contemporary family home
- Highly sought after area
- Spacious master bedroom
- Three bedrooms
- Close to Dumbreck Nature Reserve
- South facing gardens
- Beautiful modern décor
- Energy efficiency rating C

Situated on an elevated plot in the popular Lairds Hill Court cul-de-sac in Kilsyth, is this **three bedroom detached villa** with superb views across the Kelvin Valley. The property has been redecorated throughout and boasts a contemporary interior, as well as landscaped gardens to all sides.

Presented to the market by award-winning local agent Kelvin Valley Properties, the property has a large lounge, modern fitted kitchen, a separate dining room, three bedrooms, and a modern family bathroom. Externally there are landscaped gardens to all sides, including a large section of lawn on the south-facing side of the property. There is also a private monoblock driveway. The full property details & home report are accessed on the Kelvin Valley website.



LOUNGE

Spacious lounge with picture window formation to the front, allowing plenty of light into the room. Modern décor and laminate flooring. Corner cupboard offering excellent storage. Plenty of space for furniture in this large room.



FAMILY / DINING

Adjacent to both the kitchen and lounge is this contemporary dining room, with patio doors leading out into the rear garden. Modern laminate flooring. Plenty of space for a large dining table and chairs in here.



KITCHEN

High specification German kitchen with modern storage units and extensive work surfaces. Integral sink, hob, oven, extractor hood, fridge, freezer and washing machine. Window overlooking the rear garden. Spotlights in the ceiling. Waterproof LVT flooring. A high quality kitchen!



BEDROOM 1

Large double bedroom with fitted wardrobes offering excellent storage. Windows to the front offering superb views across the Kelvin Valley. Carpeted floor area. Modern décor.

BEDROOM 2

Large double bedroom to the street-side, with carpeted floor area and fitted wardrobes. Plenty of space for furniture.

BEDROOM 3

Single bedroom to the rear with superb views over the Dumbreck Nature Reserve and towards Castle Hill. Carpeted floor area. Could also be ideal as a home office.

BATHROOM

Modern family bathroom, with bath, wash hand basin with vanity units and W.C. Wet wall panelling to walls and side of bath. Shower and screen fitted above the bath. Textured glass window to the front.

GARDENS & DRIVEWAY

Private gardens to all sides, with the front side garden away from the street benefitting from being south-facing and getting a lot of sun. Monoblock private driveway to the side. There is also a drying area to the side of the property as well as bin storage.

HEATING & WINDOWS

Gas central heating & double glazing.

SALES INFORMATION

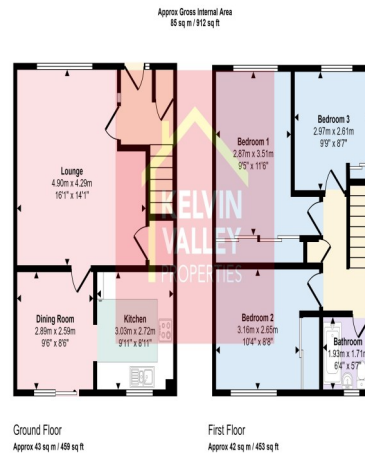
All floor coverings, fixtures & fittings included.

PROPERTY SUMMARY

A seldom available property in a sought-after area and a very popular price range, in the quiet and established Lairds Hill Court cul-de-sac in Kilsyth. Boasts a modern and freshly decorated interior, landscaped gardens, and stunning views to the rear! 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 9LT