



**KILSYTH**

**38 SOUTH DUMBRECK ROAD**

**F/P £309,995**

*Extended 4 bed detached villa with south-facing gardens in sought after area*

Extended detached family home - Beautiful modern interior - Private driveway & landscaped gardens - EER C



- Extended family home
- South-facing gardens
- Backing onto Nature Reserve
- Private three car driveway
- Landscaped gardens with log cabin
- Beautiful contemporary interior
- Seldom available
- Energy efficiency rating C

Backing onto the Dumbreck Nature Reserve in Kilsyth, is this **stunning extended four bedroom detached villa** with a fantastic outlook to the rear. Positioned in a highly desirable part of South-Dumbreck Road, these houses with the south-facing rear gardens hardly ever come up for sale and this one boasts a beautiful contemporary interior. Presented to the market by award-winning local agent Kelvin Valley Properties, the property boasts a large lounge, open plan dining room, sun room extension, and an extended fitted kitchen with utility area, and a downstairs cloaks. There are 4 double bedrooms (one currently used as a family room) and an en-suite shower room accessed from the principal bedroom. There is also a main family bathroom. Externally there is a private driveway, south-facing landscaped gardens, and a log cabin. The full property details and home report can be accessed on the Kelvin Valley website.



**Lounge**

Spacious lounge with triple window formation to the front allowing plenty of light into the room. Contemporary décor and wooden flooring. Plenty of space for furniture in this lovely room which is ideal for relaxing or entertaining.



**Sun Room**

Location in the single storey extension to the rear of the property is this beautiful and bright sun room with bay style windows to the rear. French doors open out into the rear garden from here. Real wood flooring.



**Kitchen**

Quality fitted kitchen, which has been extended and boasts plenty of storage units and extensive worksurface space. The range cooker is included in the sale as is the integrated dishwasher. Utility area in the corner adjacent to the side door leading into the gardens.



### Bedroom 1 & En-suite

Large double bedroom with fitted wardrobes offering excellent storage. Windows to the rear overlooking the back garden and Nature reserve. Real wood flooring. En-suite with shower in cabinet, wash hand basin and W.C.

### Bedroom 2

Large double bedroom to the front, with fitted wardrobes offering excellent storage. Real wood flooring and contemporary décor.

### Bedroom 3

Spacious double bedroom to the front. Window to the front. Real wood flooring. Fitted wardrobes.

### Bedroom 4 / Family Room

Another double bedroom, this time on the ground floor with carpeted floor area. Flexible space that could also be used as a home office or family room, like it is at present.

### Bathroom

Modern fitted bathroom, with shower bath, wash hand basin and W.C. Shower and screen fitted above

the bath. Tiled walls and floor.

### Cloaks

Useful downstairs cloaks, accessed from the main hallway. With wash hand basin in vanity unit & W.C.

### Gardens & Driveway

Private gardens to all sides. Three car driveway to the front. The rear garden is south-facing and has been landscaped and includes a patio, seating area, artificial grass, and a log cabin. Backing onto the Dumbreck Nature Reserve at the rear.

### Heating & Glazing

Gas central heating & double glazing.

### Sales Information

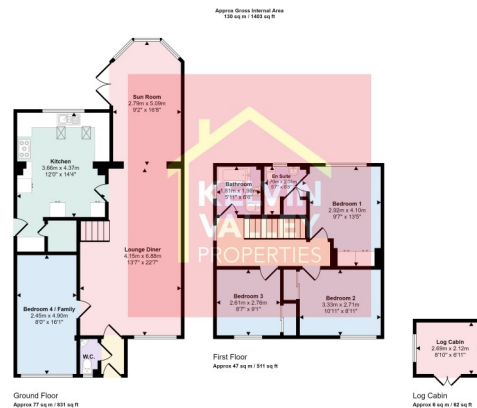
All fixtures & fittings included.

### Property Summary

Substantially extended and upgraded 4 bedroom detached villa in sought after South Dumbreck Road, backing onto the Nature Reserve. Family homes in this position with the south-facing rear gardens very rarely come onto the market, so we recommend 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**

Office Contact: **John or Paul**  
Reference Number: **K/2515**



**Post Code for Sat Nav**

**G65 9LX**