



KILSYTH

21 HORSBURGH AVENUE

O/o £295,000

Stunning & seldom available 4 bedroom period home in a highly sought-after area

Large period family home - Spacious interior - Stunning views to the front - Landscaped gardens & driveway - EER D



- Beautiful family home
- Seldom available period property
- One of the best streets in the area
- Stunning views to the front
- Huge lounge and principal bedroom
- Landscaped gardens and driveway
- Large extension to the rear
- Energy efficiency rating D

Positioned in highly sought-after Horsburgh Avenue in Kilsyth, is this **beautiful 4 bedroom semi-detached period property**, with stunning views to the front. Discerning buyers in the market for a something a bit special will love the size of the interior and attractive period features throughout, as well as the large kitchen/diner extension to the rear and the magnificent landscaped gardens. Presented to the market by award-winning local agent Kelvin Valley Properties, early viewing is highly advised to avoid disappointment. Internally the property has a large lounge with bay window, a huge fitted kitchen with dining area, four bedrooms, a main upstairs bathroom, a downstairs shower room, and a utility area. Externally there is a private driveway to the side with room for several vehicles and private gardens to both front and rear, as well as a detached garage to the rear. The full property details and home report can be accessed on the Kelvin Valley website.



LOUNGE

Spacious lounge with bay window to the front allowing plenty of light into the room.

Log burner set within beautiful fireplace. Real wood flooring. Lovely period features in this room. Boasts plenty of space for large furniture, as you would expect for a period property of these proportions.



DINING AREA

The wonderful extension to the rear of the property houses a beautiful fitted kitchen with a large open plan family dining area.

The bifolding doors open out onto the decking in the rear garden and there is also a window to the front overlooking the driveway. Attractive wooden flooring.



KITCHEN

Stunning family kitchen with plenty of base and wall mounted storage units as well as extensive worksurfaces and a fitted breakfast bar. Integral sink, dishwasher and microwave. The range cooker and large American-style fridge/freezer are included in the sale. Double window to the rear.



BEDROOM 1

Huge double bedroom with fitted wall-to-wall wardrobes offering fantastic storage. Bay window to the front allowing plenty of natural light in and offering panoramic views over the Kelvin Valley. Carpeted floor area. Plenty of space for furniture.

BEDROOM 2

Large double bedroom to the rear, with great views over the rear garden. Lots of space for furniture. Carpeted floor area.

BEDROOM 3

Spacious double bedroom on the ground floor, that could also be used as a formal dining room or home office. Window to the side. Laminate flooring and fitted wardrobes.

BEDROOM 4 / OFFICE

Flexible upstairs bedroom, with window to the front offering excellent views. Laminate flooring. Currently used as a home office but can house a double bed if required and can easily be used as a bedroom.

BATHROOM

Fitted bathroom, with bath, wash hand basin with and W.C. Tiled walls and floor. Shower and screen fitted above the bath. Window to the rear.

SHOWER ROOM

Modern downstairs shower room with large walk-in shower, wash hand basin on storage unit and W.C.

GARDENS, GARAGE & DRIVEWAY

Private front garden and extensive driveway to the side. Large private rear garden with decking and substantial section of lawn. Also benefits from having a single detached garage accessed from the lane to the rear, as well as the old wash house and a shed.

HEATING & WINDOWS

Gas central heating & double glazing.

SALES INFORMATION

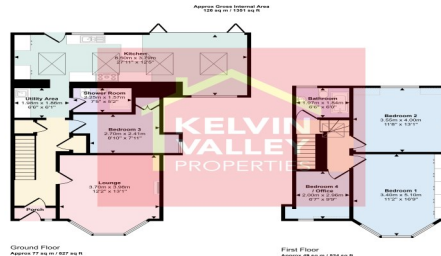
All floor coverings, fixtures & fittings included.

PROPERTY SUMMARY

Substantially extended and upgraded 4 bedroom period family home, in highly sought after Horsburgh Avenue in Kilsyth. These fantastic period homes hardly ever come onto the market locally and this one boasts a spacious interior, large gardens and fantastic views! Buyers looking for something a bit special won't want to miss this one, so 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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Reference Number: **K/2556**



Post Code for Sat Nav

G65 9BZ