



KILSYTH

64 SOUTH DUMBRECK ROAD

O/o £309,995

Spacious 4 bed detached villa on large corner plot backing onto the Nature Reserve

Beautiful family home - Larger style detached villa - Fantastic plot - Highly sought after area - Seldom available - EER C



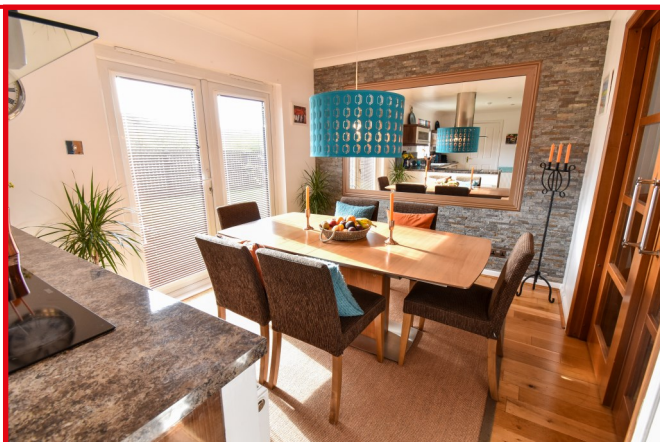
- Beautiful family home
- Larger style detached villa
- Spacious corner plot
- Backing onto Nature Reserve
- Lovely modern interior
- Four double bedrooms
- Garage, gardens & driveway
- Energy efficiency rating C

Backing onto the Dumbreck Nature Reserve in Kilsyth, buyers won't want to miss this **larger-style 4 bedroom detached villa** in South Dumbreck Road with a beautiful modern interior. Presented in truly walk-in condition by award-winning local agent Kelvin Valley Properties, buyers in the market for a spacious family home should move quickly to secure a viewing for this fantastic home. Internally the property has a large lounge, modern fitted kitchen, separate utility room, open plan dining area, and a cloak on the lower level. Upstairs are four double bedrooms (principal is en-suite) and a family bathroom. Externally there are large private gardens as well as an extensive driveway and an integral garage which could be converted in future. Don't miss this rare opportunity to acquire one of the largest houses in the development. The full property details and home report can be accessed on the Kelvin Valley website.



LOUNGE

Spacious lounge with quad window formation to the front allowing plenty of light into the room. Feature wall with wall-mounted fire included in the sale and space for a TV. Contemporary décor and real wood flooring. Plenty of space for furniture in this lovely room, ideal for relaxing or entertaining.



DINING AREA

Accessed via double doors from the lounge and open plan from the kitchen, is this lovely dining area with. It boasts a beautiful feature wall as well as real wood flooring, and French doors opening out into the rear garden. Ample space for a dining table and chairs.



KITCHEN

Attractive modern fitted kitchen with plenty of storage units and extensive work surfaces. Integral sink, oven, hob, extractor hood, microwave and fridge/freezer. Double window to the rear. Real wood flooring. Easy access to both the utility and dining area from here.



BEDROOM 1 & EN-SUITE

Large double bedroom with fitted wardrobes and cupboard offering excellent storage. Windows to the front. Carpeted floor area. En-suite shower room with shower in cabinet, wash hand basin & W.C.

BEDROOM 2

Another large double bedroom, again to the front. Fitted wardrobes offering excellent storage. Carpeted floor area and tasteful décor.

BEDROOM 3

Spacious double bedroom to the rear with windows overlooking the back garden and Nature Reserve. Carpeted floor area. Fitted wardrobes.

BEDROOM 4

Another double bedroom which again is carpeted. Currently used as a home office. Excellent views of the Nature Reserve to the rear.

BATHROOM

Modern fitted family bathroom, with shower bath, wash hand basin with vanity units and W.C. Tiled floor and walls. Velux window providing natural light.

CLOAKS

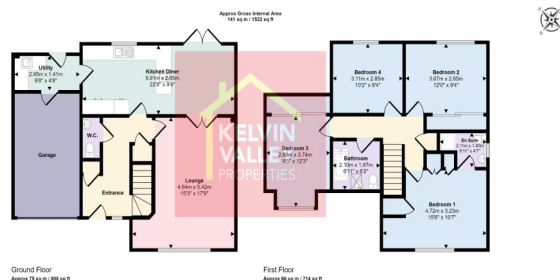
Useful downstairs cloaks, accessed from the main hallway. With wash hand basin & W.C.

UTILITY

Useful utility room to the rear of the garage, with fitted units, work surface and sink. Garage access.

GARDENS, GARAGE & DRIVEWAY

Large landscaped gardens to all sides, due to the property being on a corner plot. Integral garage. Extensive driveway to the front with space for several vehicles. The rear garden backs onto countryside. Garden sheds and pavilion included in the sale.



HEATING & WINDOWS

Gas central heating & double glazing.

SALES INFORMATION

All fixtures & fittings included.

PROPERTY SUMMARY

A spacious and beautifully-presented family home on a large corner plot, which has been tastefully upgraded and redecorated by our clients. These larger detached homes on this side of the road very rarely come onto the market in the development, 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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Post Code for Sat Nav

G65 9LX