



KILSYTH

37 BARR FARM ROAD

O/o £267,500

Lovely 3 bed detached bungalow in sought after Barr Farm Road

Spacious & seldom available bungalow - Private South-West facing garden - Driveway & garage - Well presented interior - EER C



- Three bedroom bungalow
- Large conservatory
- Private driveway and garage
- Double glazing & gas central heating
- Desirable cul-de-sac
- South-West facing rear garden
- Large rooms throughout
- Energy efficiency rating C

Situated in sought-after Barr Farm Road in Kilsyth, is this well presented **three bedroom bungalow**. Presented to the market by award winning local agent Kelvin Valley Properties, this spacious home benefits from its good condition, large rooms and the fantastic views of Barr Hill from the rear. Internally there is a spacious lounge, fitted kitchen, a conservatory, three double bedrooms (one ensuite) and a wet floor shower room. Externally there is a front garden, a driveway, a garage, and a private south-west facing garden with a patio area and two sheds. There is also an office space to the rear of the garage. The full property details and home report can be accessed on the Kelvin Valley website.



LOUNGE

Spacious lounge with windows to the front, allowing in plenty of natural light. The electric fireplace act as the focal point of the room and is included in the sale. Ample space for furniture and laminate flooring.



KITCHEN

Fitted kitchen with base and wall mounted storage units and extensive work surfaces. Ample space for a table and chairs. Integral sink, oven, hood and hob. The washing machine, dish washer and fridge/freezer are included in the sale.



CONSERVATORY

To the rear of the kitchen, there is a conservatory, offering great views of Barr Hill and providing a great space to relax. There are also French doors opening out onto the patio of the rear garden.



BEDROOM 1 & ENSUITE

Well proportioned double bedroom with a fitted mirrored wardrobe, providing excellent storage. Ample space for furniture. Laminate flooring. Window overlooking the rear garden. There is also an ensuite just off this room with a wash hand basin in vanity unit, W.C and a shower in cabinet.

BEDROOM 2

Another double bedroom to the side of the property, with a fitted mirrored wardrobe and carpeted floor area.

BEDROOM 3/DINING ROOM

Currently used as a dining room, this room could be utilised as a third double bedroom and was originally constructed as such. Window to the side of the property. Laminate flooring.

WET FLOOR SHOWER ROOM

A Wet floor shower room comprising of W.C, shower and wash hand basin in vanity unit. Wet wall panelling and vinyl flooring throughout. Textured glass window to the rear.

GARDENS, GARAGE & DRIVEWAY

To the front of the property, there is a garden laid to lawn, a double driveway and a garage. To the rear there is a south facing garden, benefiting from a patio area and views of Barr Hill. There is also a large section of lawn and two sheds, providing a great outdoor storage solution. There is also an office space to the rear of the garage.



HEATING & WINDOWS

Gas central heating & double glazing.

SALES INFORMATION

All fixtures & fittings included.

PROPERTY SUMMARY

A well presented three bedroom bungalow, benefiting from its excellent condition and large rooms throughout. The property also boasts a south-west facing rear garden with views of Barr Hill. This property would be ideal for a buyer looking for a property with all rooms on the one level. 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**

sales@kvps.co.uk / 0800 133 7775

Reference Number: **K/2574**



Post Code for Sat Nav

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