



KELVINHEAD

CAIRNWELL COTTAGE

O/o £199,995

3 bed detached cottage in idyllic countryside location

Characterful home - Private front, side and rear garden areas - Driveway & garage - Spacious interior - EER F



- Opportunity to add value
- Spacious interior
- Driveway, garage and workshop
- A short distance to Banton Village
- Three bedroom cottage
- Situated in stunning countryside
- Private front and rear gardens
- Energy efficiency rating F

A three bedroom idyllic countryside cottage offering fantastic countryside living at Kelvinhead on the edge of the village of Banton. Presented to the market by award winning local agent Kelvin Valley Properties, this home offers a fantastic opportunity for a buyer modernise and put their own stamp on this characterful property, which benefits from spacious living space all on one level. Internally there is a large kitchen/dining area, a lounge, three double bedrooms, a shower room and access to the garage from the rear porch. Externally there are gardens to the front, side and rear of the property. The property also has a garage, a workshop and a driveway providing ample parking at the property. The full property details and home report can be accessed on the Kelvin Valley website.



LOUNGE

Lounge with large windows to the front allowing plenty of light into this room. Ample space for furniture and a carpeted floor area. The rooms benefits from high ceilings and a feature fireplace (fire included).



KITCHEN / DINING

Fitted kitchen with base and wall mounted storage units and extensive work surfaces. Integral sink, extractor hood, hob and microwave/oven. The washing machine is included in the sale. Laminate flooring. Ample space for a table and chairs.



BEDROOM 1

Well proportioned double bedroom with windows to the front of the property. Ample space for bedroom furniture. Carpeted flooring. Neutral décor in this room.



BEDROOM 2

A double bedroom with windows to the rear and laminate flooring. Fitted wardrobe providing additional storage. Ample space for bedroom furniture.

BEDROOM 3

A further double bedroom, again with a fitted wardrobe and a window to the rear. Carpeted floor area.

SHOWER ROOM

Fitted shower room with shower enclosure, wash hand basin in vanity unit and W.C. Tiled walls and flooring. Textured glass window to the side of the property.

GARDENS, GARAGE & DRIVEWAY

The property benefits from a front, side and rear garden. The rear garden offers a greenhouse and patio area. The property also provides a workshop, a garage and a driveway with parking for multiple cars.

HEATING & WINDOWS

Gas central heating & double glazing.

SALES INFORMATION

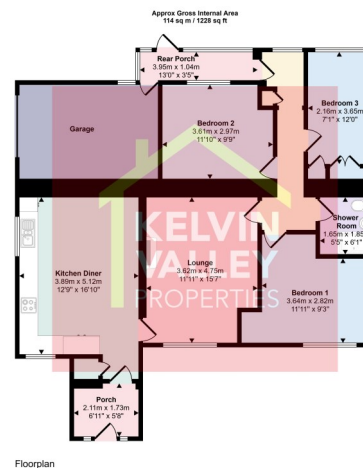
All fixtures & fittings included.

PROPERTY SUMMARY

A three bedroom cottage in an idyllic countryside setting at Kelvinhead just outside Banton. The property offers buyers a fantastic opportunity to modernise and put their own stamp on this characterful home. Early viewing is advised to avoid disappointment.

AREA SUMMARY

Banton village has a public house and primary school as well as a village hall and bowling club. Kilsyth offers a wider range of amenities including shops, health & leisure, primary & secondary school 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 are only a short drive away, as are Loch Lomond and the Trossachs and many more scenic locations.



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/2591**



Post Code for Sat Nav

G65 0QH