



15 CARRON VALLEY

Contemporary 3 bed semi-detached home with stunning views

O/o £239,995

Beautifully presented interior - Private South-facing front garden - Views across the reservoir - Private parking - EER E



- Semi-detached family home
- Beautifully presented interior
- Parking to the front and side
- Three double bedrooms
- Views across the Carron Valley
- South facing front garden
- Beautiful contemporary décor
- Energy efficiency rating E

A contemporary **three bedroom semi-detached home** with a beautifully presented interior and stunning views across the Carron Valley. Presented to the market by award winning local agent Kelvin Valley Properties, this home boasts bright and spacious rooms with landscaped garden areas. Internally there is a large lounge, a conservatory/dining area, an attractive fitted breakfasting kitchen, three double bedrooms, a fitted shower room and an upstairs W.C. There is a South facing front garden with a decking area, a section of artificial turf and stunning views across the Carron Valley. To the rear there is a landscaped garden with decking, patio area and a section of artificial turf. The property also offers private parking directly to the front and a shared driveway to the side.

The full property details and home report can be accessed on the Kelvin Valley website.



LOUNGE

Spacious lounge with a wood panelled feature wall and a log burning fire with an attractive surround. Plenty of space for furniture. Tiled flooring. This room is adjacent to the conservatory, allowing plenty of light into this room.



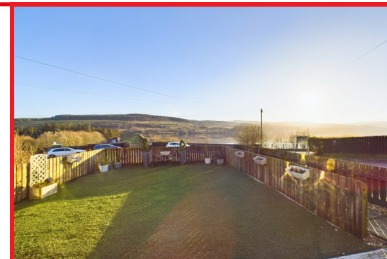
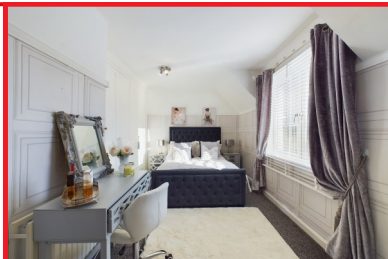
KITCHEN

Attractive fitted kitchen with storage units and extensive work surfaces. Integral sink, hob, hood and double oven. The Aga, fridge/freezer and washing machine are included in the sale. Breakfast bar area and a door providing access to the rear garden. Vinyl flooring.



CONSERVATORY/DINING AREA

Open plan conservatory with a lounge and dining area. Ample space for both dining and living room furniture. Windows to the front, offering stunning views of the Carron Valley. Part wood panelled walls and tiled flooring. Log burning fire with an attractive surround.



BEDROOM 1

Large double bedroom with part wood panelled walls and a carpeted floor area. Fitted wardrobes offering excellent storage and windows to the front, allowing plenty of light into this room. Ample space for bedroom furniture.

BEDROOM 2

Another double bedroom with windows to the rear and ample space for furniture. Carpeted floor area.

BEDROOM 3

A third double bedroom with windows to the rear, offering views of the rear garden. Carpeted floor area and ample space for furniture.

SHOWER ROOM

Contemporary fitted shower room with a shower in cabinet, wash hand basin in vanity unit, heated towel radiator and W.C. Tiled walls and flooring.

UPSTAIRS W.C

Upstairs W.C with a wash hand basin in vanity unit, heated towel radiator and W.C.

GARDENS & DRIVEWAY

There is a South facing front garden with a decking area, a section of artificial turf and stunning views of the Carron Valley. To the rear there is a landscaped garden with a decking area, patio area and a section of artificial turf. The property also offers ample parking to the front and the side.

HEATING & WINDOWS

Oil central heating & double glazing.



SALES INFORMATION

All fixtures & fittings included. As our client is moving overseas we are open to negotiation on the purchase of all furniture. No onward chain.

PROPERTY SUMMARY

Contemporary three bedroom semi-detached home with a beautifully presented interior and stunning views across the Carron Valley. This property benefits from having no onward chain with the option to negotiate on the purchase of all furniture due to our client moving overseas. Early viewing is advised to avoid disappointment.

AREA SUMMARY

The Carron Valley is a stunning location, popular with outdoor enthusiasts and those desiring a tranquil location, yet only a few miles from nearby towns and villages. Only a 15 minute drive from the nearby towns of Denny and Kilsyth and a 20 minutes from the City of Stirling.

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/2614**



Post Code for Sat Nav

FK6 5JL