



KILSYTH

5 GLENALVA COURT

O/o £259,995

Unique 3 bed detached villa boasting a spacious interior and a flexible layout

Spacious family home - Quiet cul-de-sac location - Large private driveway - Detached garage - EER C



- Detached three bedroom villa
- Large rooms throughout
- Stone paved garden areas
- Flexible layout
- Cul-de-sac location
- Private driveway & garage
- Well presented interior
- Energy efficiency rating C

A unique and spacious **three bedroom detached villa** in desirable Glenalva court in Kilsyth. Presented to the market by award winning local agent Kelvin Valley Properties, this property benefits from having a flexible layout with the potential to create a fourth bedroom. Internally there are two lounges, a fitted kitchen, three double bedrooms (one en-suite), a utility room and a fitted bathroom. Externally there is a large driveway and a detached garage. The outdoor areas of the property are fully block paved, ensuring it is easy to maintain. Early viewing is advised to avoid disappointment. The full property details and home report can be accessed on the Kelvin Valley website.



LOUNGE

Spacious upstairs lounge with a triple window formation to the side and two Velux windows to the rear allowing plenty of light into the room. Neutral décor and a carpeted floor area. Plenty of space for furniture in this room which is ideal for relaxing or entertaining.



KITCHEN/ DINING AREA

Fitted kitchen with base and wall mounted storage units and extensive work surfaces. Integral sink, oven, hob, hood and fridge/freezer. There is also a breakfast bar area. Ample space for dining room furniture. Patio door providing access to the rear of the property.



BEDROOM 1

Principle bedroom with fitted mirrored wardrobes, offering excellent storage. Plenty of space for bedroom furniture and a carpeted floor area. Triple window formation to the rear. Neutral décor. En-suite adjacent to this room with a shower in cabinet, wash hand basin in vanity unit and a W.C.



BEDROOM 2

Upstairs double bedroom with windows to the side and ample space for furniture. Carpeted floor area.

BEDROOM 3

Another double bedroom with fitted mirrored wardrobes. Carpeted floor area and ample space for furniture. Windows to the front with fitted shutters.

LOUNGE/BEDROOM 4

Adjacent to the kitchen, is the second lounge which could be utilised as a fourth bedroom. Windows to the front with fitted shutters and a carpeted floor area.

UTILITY ROOM

Useful utility room with fitted base and wall mounted storage units and an integral sink. Ample space for appliances.

BATHROOM

Fitted bathroom with a shower in cabinet, bath, wash hand basin in vanity unit and W.C. Tiled walls and tiled floor. Textured glass window to the front with fitted shutters.

GARDENS, DRIVEWAY & GARAGE

There is a large driveway and a detached garage. The outdoor areas of the property are fully block paved, ensuring it is easy to maintain.

HEATING & WINDOWS

Gas central heating & double glazing.

SALES INFORMATION

All fixtures & fittings included.

PROPERTY SUMMARY

A unique and a spacious three bedroom detached villa in desirable Glenalva Court in Kilsyth. The property benefits from having a flexible layout with the potential to create a fourth bedroom. In addition, the property is also a short walk away from Balmalloch Primary and Kilsyth Academy. 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. All 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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Post Code for Sat Nav

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