



KILSYTH

THE SHIELING HIGH BARWOOD

O/o £314,995

Large 4 bed detached bungalow offering spacious living spaces and countryside views

Spacious bungalow with fantastic outlook - Private South-facing gardens - Driveway & garage - Opportunity to add value - EER D

- Four bed detached home
- Extensive living spaces
- Large driveway and garage
- Attractive fitted kitchen
- Stunning countryside views
- South facing front gardens
- Spacious interior
- Energy efficiency rating D

Situated in a quiet countryside location is “The Sheiling” a **large four bedroom detached bungalow**. Presented to the market by award winning local agent Kelvin Valley Properties, this home benefits from having large living spaces and provides an opportunity for a buyer to put their own stamp on a family home. Internally there is a spacious lounge, an attractive fitted kitchen, a utility area, a dining area, conservatory, four double bedrooms (one en-suite) and a fitted bathroom. Externally the property benefits from having a garage with a large mono-blocked driveway, a large south facing front garden with countryside views, and further garden areas to the rear of the property. The full property details and home report can be accessed on the Kelvin Valley website.



LOUNGE

Spacious lounge offering an extensive living space with plenty of space for furniture. Electric fireplace with an attractive surround. Sliding Patio door opening out to a balcony at the front overlooking countryside. Carpeted floor area



CONSERVATORY/ DINING

To the rear of the property there is a dining area with ample space for a table and chairs and a conservatory adjacent to this with laminate flooring and a door opening out onto the rear garden.



KITCHEN

Attractive fitted kitchen with base and wall mounted storage units and extensive work surfaces. Integral sink, hob hood and oven/grill. Tiled flooring. To the rear of the kitchen there is a utility area with an integral sink and space for a washing machine. Door providing access to the side of the property.



BEDROOM 1 & EN-SUITE

Large double bedroom with fitted mirrored wardrobes offering excellent storage. Windows to the front. Carpeted floor area and ample space for bedroom furniture. En-suite shower room with an electric shower in cabinet, wash hand basin in vanity unit and a W.C.

BEDROOM 2

A Large second double bedroom with fitted mirrored wardrobes. Windows to the side and rear. Carpeted floor area.

BEDROOM 3

Spacious double bedroom to the rear. Window overlooking the back garden. Carpeted floor area. Fitted mirrored wardrobes.

BEDROOM 4

A fourth double bedroom with a carpeted floor area and a window to the front.

BATHROOM

Fitted bathroom, with bath, wash hand basin with vanity units and W.C. Tiled walls and flooring. Textured glass windows to the rear.

GARDENS, GARAGE & DRIVEWAY

The property benefits from having a garage with a large mono-blocked driveway, landscaped south facing front garden with countryside views, and further garden areas to the rear of the property.

HEATING & WINDOWS

Gas central heating & double glazing.

SALES INFORMATION

All fixtures & fittings included.

PROPERTY SUMMARY

A spacious four bedroom detached bungalow offering extensive living spaces and stunning countryside views. This property provides an opportunity for buyers to put their own stamp on a spacious bungalow with a flexible layout. Early viewing of this seldom available property type 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/2626**



Post Code for Sat Nav

G65 0EE