



KILSYTH

43 MILES END

O/o £209,995

Modern 3 bed semi-detached home in the popular Cavalry Park Development

Modern family home - Private West-facing rear garden - Private double driveway - Beautifully presented interior - EER C



- Semi-detached family home
- Private driveway
- Beautifully presented interior
- Three bedrooms
- Sought-after area
- West-facing rear garden
- Beautiful contemporary décor
- Energy efficiency rating C

Situated in the popular Cavalry Park Development in Kilsyth, is this modern **three bedroom semi detached home** on Miles End. Presented to the market by award winning local agent Kelvin Valley Properties, this property has a stunning modern interior and would make an ideal family home. Internally there is a lounge, fitted kitchen/dining area, three double bedrooms, a cloak and a bathroom. Externally there are private garden areas to the front and rear and a private double driveway. The rear garden is West-facing, receiving plenty of sun in the afternoon/evening. Early viewing is advised. The full property details and home report can be accessed on the Kelvin Valley website.



LOUNGE

Spacious lounge with double window formation to the front allowing plenty of light into the room. Contemporary décor and laminate flooring. Plenty of space for furniture in this room. Double doors providing access to the kitchen.



KITCHEN/ DINING AREA

Attractive fitted kitchen with modern storage units and extensive work surfaces. Integral sink, hob, hood, oven, and a fridge/freezer. Corner cupboard offering excellent storage. The dining area provides ample space for a table and chairs. French door opening onto rear garden. Vinyl flooring



BEDROOM 1

Principle bedroom with fitted wardrobes offering excellent storage. Windows to the rear overlooking the back garden. Feature wall with neutral décor. Ample space for bedroom furniture. Carpeted floor area in this room.



BEDROOM 2

Another double bedroom with windows to the front and ample space for furniture. Fitted wardrobes and French doors opening onto a Parisian balcony. Carpeted floor area.

BEDROOM 3

A further bedroom with windows to the front that can also be used as a home office. Carpeted floor area and ample space for furniture. Corner storage cupboard.

CLOAKS

Useful downstairs cloaks with a wash hand basin and W.C. Textured glass window to the front.

BATHROOM

Modern fitted bathroom, with a shower over the bath, protected by a glass screen, wash hand basin and W.C. Part tiled walls and vinyl flooring. Textured glass window to the rear.

GARDENS & DRIVEWAY

There are private garden areas to the front and rear and a private two car driveway.

HEATING & WINDOWS

Gas central heating & double glazing.

SALES INFORMATION

All fixtures & fittings included.



PROPERTY SUMMARY

A modern three bedroom semi-detached home on Miles End in the popular Cavalry Park Development in Kilsyth. Situated close to the Colzium Lennox estate, the property benefits from its beautifully presented interior and West-facing rear garden. 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

Office Contact: **John or Paul**

sales@kvps.co.uk / 0800 133 7775

Reference Number: **K/2639**



Post Code for Sat Nav

G65 0BF