



KILSYTH

31 LOCHAN ROAD

O/o £224,995

Contemporary 3 bed semi-detached home on popular Lochan Road

Modern family home - Private rear garden - Private double driveway - Contemporary interior - EER C



- Modern semi-detached family home
- Situated on popular Lochan Road
- Monoblock driveway
- Three double bedrooms
- Stunning countryside views
- Private rear garden
- Contemporary interior
- Energy efficiency rating C

A contemporary **three bedroom semi detached home** with a modern interior and stunning countryside views from the properties elevated position. Presented to the market by award winning local agent Kelvin Valley Properties, this family home benefits from being situated on popular Lochan Road, in Kilsyth. Internally there is a spacious lounge to the front, a modern fitted kitchen/dining area, three double bedrooms, a downstairs cloaks and fitted family bathroom. Externally there is a rear garden with both a patio and decking area, which also benefits from having a stunning countryside outlook. To the front there is a section of private garden and a private double monoblock driveway. Finally, to the side there is a shed, offering excellent outdoor storage.

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



LOUNGE

Spacious lounge with a triple window formation to the front allowing plenty of light into the room. Contemporary décor with media wall panelling. Laminate flooring. Plenty of space for furniture in this room which is ideal for relaxing or entertaining.



KITCHEN/ DINING AREA

Attractive fitted kitchen with modern storage units and extensive work surfaces. Integral sink, hob, hood, and oven and fridge/freezer. The dining area offers ample space for a table and chairs. French doors opening out into the rear garden. Laminate flooring.



BEDROOM 1

Principle bedroom with fitted wardrobes offering excellent storage. Windows to the front. Neutral décor. Ample space for bedroom furniture. Carpeted flooring. The Ensuite can be accessed from this room, which comprises of a shower in cabinet, a wash hand basin and W.C.



BEDROOM 2

Another double bedroom with windows to the rear and ample space for furniture. This room benefits from having fitted wardrobes and a carpeted floor area. Excellent views of the Kilsyth Hills from here.

BEDROOM 3

A third double bedroom which again overlooks the rear of the property. Ample space for furniture. Carpeted floor area. Could also be used as a home office.

BATHROOM

Modern fitted bathroom, with a bath, wash hand basin and W.C. Part tiled walls and tiled floor. Textured glass window to the front.

GARDENS & DRIVEWAY

There is a rear garden with both a patio and decking and which also benefits from having a stunning countryside outlook. To the front there is a section of private garden and a private double monoblock driveway. Finally, to the side there is a shed offering excellent outdoor storage.

CLOAKS

Useful downstairs cloaks with wash hand basin & W.C.

SALES INFORMATION

All fixtures & fittings included.

PROPERTY SUMMARY

A contemporary three bed semi-detached family home on popular Lochan Road in Kilsyth. This property benefits having stunning countryside views from its elevated position, as well as a modern interior. 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

G65 0ES