



18 VALLEYBANK, BANTON

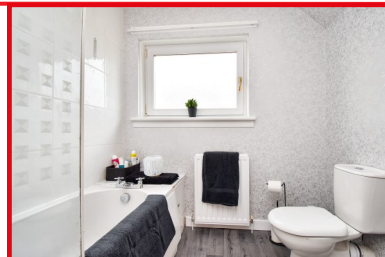
O / o £164,995

Situated in the quiet village location of Banton is this **two bedroom semi detached home**, which boasts stunning countryside views to the rear and from the garden. Presented to the market by award winning local agent Kelvin Valley Properties, the property boasts a spacious interior with open plan living spaces. Internally there is a large lounge with a conservatory area, a dining area, a fitted kitchen, two double bedrooms and a fitted bathroom. Externally there a private garden areas to the front and rear. There is also a driveway and garage providing the opportunity for additional storage. The full property details and home report can be accessed on the Kelvin Valley website.



- Semi-detached home
- Stunning countryside views
- Private front & rear garden
- Solid fuel heating & double glazing
- Situated in quiet Banton
- Open plan living spaces
- Driveway to the side and attached garage
- Energy efficiency rating D

Local Office: 23 Main Street, Kilsyth, Near Glasgow, G65 0AH
Tel : 0800 133 7775 Email: sales@kvps.co.uk Website: www.kvps.co.uk



ENTRANCE

From the roadside, you proceed to the front entrance of number 18.

LOUNGE / SUN ROOM / DINING

Large open plan family room with a lounge, sun room extension, and a dining area. The room offers ample space for both dining and living room furniture. Carpeted floor area in the lounge/dining area and laminate flooring in the conservatory. Stunning country countryside views from the conservatory.

KITCHEN

Fitted kitchen with base and wall mounted storage units and extensive work surfaces. Integral sink, oven, hood and hob. Corner cupboard offering additional storage. Vinyl flooring. Door providing access to the side of the property.

BEDROOM 1

Large double bedroom with a fitted wardrobe and carpeted floor area. Windows to the rear. Ample space for furniture.

BEDROOM 2

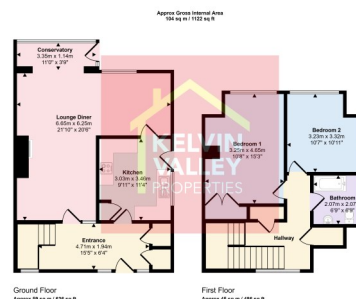
Another double bedroom, again with ample space for bedroom furniture and windows to the rear. Carpeted floor area.

BATHROOM

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

GARDENS/GARAGE/DRIVEWAY

There are private garden areas to the front and rear of the property. In addition, there is a driveway and a garage, providing the opportunity for additional storage.



SALES INFORMATION

All floor coverings, light fittings & blinds included.

PROPERTY SUMMARY

A spacious two bedroom semi-detached home in Valleybank in the quiet village of Banton. The property offers stunning countryside views, a spacious interior and open plan living spaces. Early viewing is advised to avoid disappointment.

AREA DETAILS

Banton is a sought after village with local school, church, pub, bowling club and community hall. Nearby Kilsyth offers a wider selection of amenities including shops, health & leisure, primary & secondary school 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 (M80, M9, M8) are only a short drive away.

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/2643**



Post Code for Sat Nav

G65 0RH