



**KILSYTH**

**6 GLEN GROVE**

**F/p £279,995**

*Large 4 bed semi-detached villa with stunning panoramic views over the Kelvin Valley*

Seldom available family home - Fantastic views - Quiet cul-de-sac location - Huge lounge/dining room - EER D





- Stunning views over the Kelvin Valley
- Quiet & sought-after cul-de-sac
- Four bedrooms
- South-facing gardens
- Huge potential to add value
- Flexible layout
- Spacious main living areas
- Energy efficiency rating D

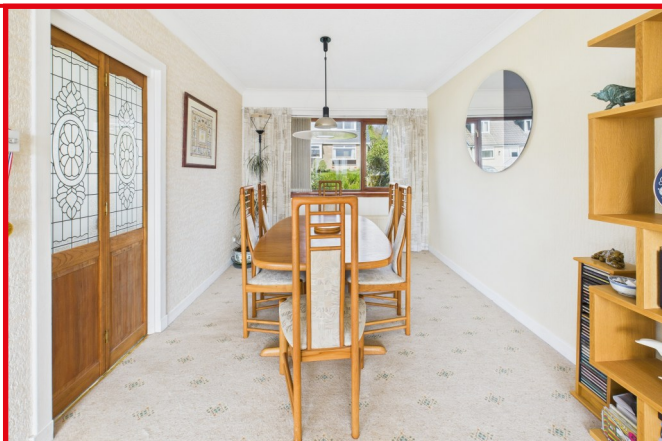
Boasting some of the best views in the area, is this **spacious four bedroom semi-detached villa** in the quiet & desirable Glen Grove cul-de-sac, in Kilsyth. Offering family buyers the fabulous opportunity to modernise and add value, the property is situated on a fantastic plot with south-facing gardens and panoramic views across the Kelvin Valley that have to be seen to be believed. Presented to the market by award-winning local agent Kelvin Valley Properties, the property has a large lounge with open plan dining area, a fitted kitchen, four double bedrooms, a main family bathroom and a separate cloaks. Externally there is a garage as well as a monoblock driveway and private gardens. Early viewing of this superb family home is highly recommended to avoid disappointment.

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



### LOUNGE

Spacious lounge on the upper level, with two huge windows to the rear offering some of the best views in the area. As the room is south-facing, it is exceptionally bright and there is plenty of room for furniture.  
Carpeted floor area.



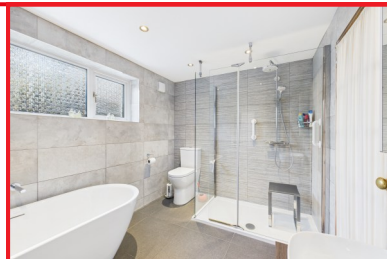
### DINING AREA

Flexible family dining area, open plan from the main lounge and adjacent to the kitchen. Has a street facing window to the front. Carpeted floor area. Plenty of space for a large dining table and chairs.



### KITCHEN

Fitted kitchen with base and wall mounted storage units and extensive worksurfaces. Integral sink, double oven, dishwasher, hob and hood. Street-facing window to the front. Part vinyl and carpeted floor area. There is also a breakfast bar area in this room.



## BEDROOM 1

Large double bedroom on the lower level, with window to the rear offering superb views. Fitted wardrobes. Carpeted floor area. Plenty of space for furniture.

## BEDROOM 2

Large double bedroom to the front, with fitted storage. Solid wood flooring. Ample space for bedroom furniture.

## BEDROOM 3

Double bedroom to the rear with window overlooking the back garden. Carpeted floor area. Ample space for bedroom furniture

## BEDROOM 4

A fourth bedroom to the rear with a carpeted floor area. Fitted storage in this room.

## CLOAKS

Useful cloaks, accessed from the main hallway and close to the lounge. With wash hand basin & W.C.

## BATHROOM

Spacious fitted family bathroom on the lower level, close to the bedrooms. Boasts a bath, separate shower in enclosure, wash hand basin in vanity unit, and W.C. Textured glass window.

## GARDENS, GARAGE & DRIVEWAY

There is a section of private garden to the front, as well as a monoblock driveway leading to a single garage. Large garden to the rear, on the south-facing side of the property, getting the sun all day. Fantastic outdoor space with this property, also giving scope for further development in future.



## HEATING & WINDOWS

Gas central heating & double glazing.

## SALES INFORMATION

All fixtures & fittings included.

## PROPERTY SUMMARY

Boasting some of the best views in the area, is this spacious family home in the sought-after Glen Grove cul-de-sac in Kilsyth. There is fabulous potential with this one, due to having the large south-facing gardens as well as the garage. The views from the property's elevated position have to be seen to be fully appreciated - don't miss this one! 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. 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](http://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/2644**



**Post Code for Sat Nav**

**G65 9PS**