



KILSYTH

85 ARDEN GROVE

O/o £235,000

Beautifully presented & extended 4 bed semi-detached home with large garage

Modern & spacious family home - Private gardens - Garage and extensive driveway - Contemporary interior - EER D



- Huge semi-detached family home
- Sought-after area
- Contemporary & spacious interior
- Four double bedrooms
- Views across the Kelvin Valley
- Large rear extension
- Garage & extensive driveway
- Energy efficiency rating D

Boasting beautiful views across the Kelvin Valley to the front and towards open countryside at the rear, is this **extended four bedroom semi-detached home** on popular Arden Grove in Kilsyth. Presented to the market by award winning local agent Kelvin Valley Properties, these properties seldom come onto the market and this one benefits from it's contemporary interior and it's corner plot location. Internally there is front porch, an open plan lounge/kitchen, a second lounge, four double bedrooms, a downstairs shower room and an upstairs bathroom. Externally there is a private front garden, a large driveway and garage, providing substantial space for vehicles. The rear garden is laid to lawn and provides views towards open countryside. There is also a shed to the side, offering additional storage space. The overall size of this property is very large at almost 1300 square feet. The full property details and home report can be accessed on the Kelvin Valley website.



LOUNGE

Adjacent to the kitchen/dining area, the lounge looks out to the front of the property and boasts neutral décor accompanied with tile effect flooring. Plenty of space for living room furniture in this bright and airy room.



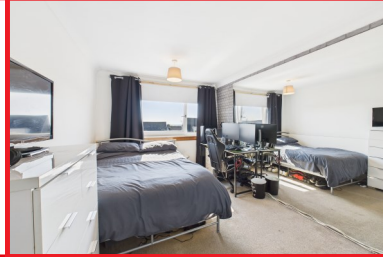
KITCHEN / DINING AREA

Modern fitted kitchen with base and wall mounted storage units and extensive work surfaces. Integral sink, hob, hood and grill/oven and space saver heater. The dining area offers ample space for a table and chairs. Also incorporates a breakfasting area.



BEDROOM 1

Principle bedroom on the upper level, with a fitted wardrobe offering excellent storage. Windows to the rear with excellent views across fields. Painted feature wall with neutral décor. Ample space for bedroom furniture. Carpeted floor area.



SECOND LOUNGE

Lounge to the rear in the extension, with contemporary décor and laminate flooring. French doors providing access to the rear garden.

BEDROOM 2

Another double bedroom with windows to the front and ample space for bedroom furniture. Fitted wardrobes. Carpeted floor area. Fantastic views!

BEDROOM 3

Downstairs bedroom with a fitted wardrobe and carpeted floor area. Window to the rear. Could also be a home office or family room.

BEDROOM 4

A fourth bedroom overlooking the front of the property with superb views across the Kelvin Valley. Carpeted floor area.

DOWNSTAIRS SHOWER ROOM

Downstairs shower with a shower in cabinet, wash hand basin in vanity unit and a W.C. Textured glass window to the side. Tiled walls and flooring.

BATHROOM

Contemporary fitted bathroom, with an electric shower over the bath, wash hand basin and W.C. Tiled walls and vinyl floor. Textured glass window.

GARDENS, GARAGE & DRIVEWAY

This is a large plot, and it boasts a private front garden, a large driveway providing substantial space for vehicles, and a large garage. The rear garden is laid to lawn and provides across open countryside. There is also a patio in the rear garden. Shed to the side for more storage.

HEATING & WINDOWS

Gas central heating & double glazing.



SALES INFORMATION

All fixtures & fittings included.

PROPERTY SUMMARY

A contemporary and extended four bedroom semi-detached home on Arden Grove in Kilsyth, boasting beautiful views across the Kelvin Valley. The property extends to almost 1300 square feet in size and also benefits from having a garage and a driveway with lots of space for many vehicles. Early viewing of this very large family home is advised to avoid disappointment.

AREA SUMMARY

Kilsyth offers a number 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 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

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Post Code for Sat Nav

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