



KILSYTH

33 MILES END

O/o £235,000

Contemporary 4 bed townhouse in the sought-after Cavarly Park Estate

Modern family home - Comes with double garage - Landscaped rear garden - Designated parking - EER B



- Four bedroom townhouse
- Contemporary interior
- Comes with detached double garage
- Modern kitchen and bathrooms
- Situated in a sought-after estate
- Adjacent to Colzium estate
- Designated parking
- Energy efficiency rating B

Buyers in the market for a family home in a sought-after area won't want to miss, this contemporary **four bedroom townhouse** on Miles End in Kilsyth. Presented to the market by award winning local agent Kelvin Valley Properties, this home benefits from having a double garage and designated parking. Internally there is a spacious lounge, modern fitted kitchen, four bedrooms (on-ensuite), a cloak and a bathroom. Externally there is a landscaped rear garden laid to artificial turf with areas of stone paving. The property also offers a detached double garage and designated parking.

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



LOUNGE/DINING

Spacious lounge to the rear with French doors opening out on to the rear garden. Wall papered feature wall accompanied by modern neutral décor. Tiled floor area. Ample space for both living room furniture and a table and chairs in this spacious room.



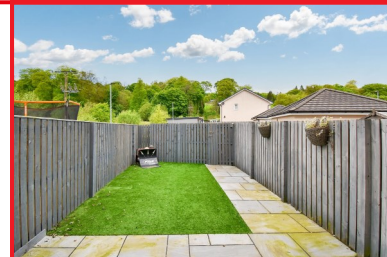
KITCHEN

Modern fitted kitchen with base and wall mounted storage units and extensive work surfaces. Integral sink, oven, hob, hood, fridge/freezer and microwave/oven. Tiled flooring. Window overlooking the front of the property. Space for appliances. Space for a breakfasting table and chairs if desired.



BEDROOM 1 & EN-SUITE

Located on the top floor is the principle bedroom boasting French doors with a Parisian balcony to the rear. Fitted wardrobes offering excellent storage. Carpeted floor area. Ample space for bedroom furniture. En-suite with a shower in cabinet, wash hand basin and a W.C.



BEDROOM 2

Situated the first floor is the second bedroom with windows to the rear and ample space for furniture. This room benefits from a Parisian balcony and a fitted wardrobe offering excellent storage. Carpeted floor area.

BEDROOM 3

Another double bedroom on the top floor with ample space for bedroom furniture. Benefits from having a corner storage cupboard and French doors opening out on to a Parsian balcony to the front.

BEDROOM 3

A fourth bedroom with a window to the front and ample space for bedroom furniture. Carpeted floor area.

BATHROOM

Modern fitted bathroom with a bath, wash hand basin and W.C. Part tiled walls and vinyl flooring.

CLOAKS

Useful downstairs cloaks with a W.C and wash hand basin.

GARDENS & GARAGE

There is a landscaped rear garden laid to artificial turf with areas of stone paving. The property comes with a rarely available detached double garage and designated parking space.



HEATING & WINDOWS

Gas central heating & double glazing.

SALES INFORMATION

All fixtures & fittings included.

PROPERTY SUMMARY

A contemporary four bedroom townhouse situated on Miles End in the popular Cavalry Park Estate. The property boasts a modern interior and benefits from having a landscaped rear garden, a detached double garage and designated parking. 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

Viewings

By appointment only through Kelvin Valley Properties

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Post Code for Sat Nav

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