



**BY BANTON**

## **GLEDSTANE HOUSE**

**O/o £389,000**

*A large 4 bed detached villa on an elevated plot, surrounded by open countryside*

Well presented home - Substantial plot with beautiful gardens - Large driveway & garage - Stunning Views - EER E



- Four bedroom detached home
- Large plot with extensive grounds
- Well presented interior
- Great views across the Kelvin Valley
- Near sought-after village of Banton
- Beautiful mature gardens
- Large driveway and detached garage
- Energy efficiency rating E

Situated in a semi-rural location close to the sought-after village of Banton, is **stunning four bedroom detached Gledstane House**. Benefiting from being sited on a large plot with extensive grounds and stunning views across the Kelvin Valley, this fantastic family home offers countryside living yet is still close to lots of local amenities in the central belt of Scotland. Internally the house is formed over three levels and extends to almost 2300 square feet in size. Internally there is a large lounge with dining area, fitted kitchen, separate utility, four double bedrooms, two bathrooms, and a lower ground which could be used for a variety of different purposes. Externally there is extensive decking to the front with fantastic views, a raised balcony to the rear, patio areas, and mature gardens to all sides extending to around half an acre. There is also a huge driveway and a separate detached garage. Full property details and home report can be accessed via the Kelvin Valley website.



## LOUNGE / DINING

To the front of the property is the beautifully presented lounge, with full height windows boasting fantastic views across the picturesque Kelvin Valley to both the front and stunning westerly views to the side. This room offers a great space to relax or entertain. Ample space for living room furniture. Real wood flooring. Feature Log burner.



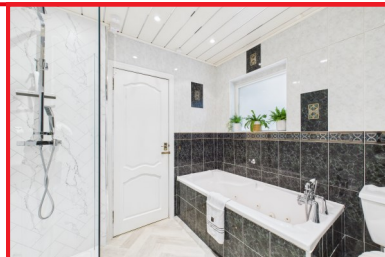
## BREAKFASTING KITCHEN

Fitted kitchen with black gloss storage units accompanied with wood effect work surfaces. Integrated sink, oven/grill and hob. Tiled floor area. The breakfasting area offers further base and wall mounted storage units, as well as space for a table and chairs. French doors provide access to a terrace, with artificial turf. Elevated views over woodland garden and Kilsyth Hills.



## BEDROOM 1

Large principle bedroom offering substantial space for bedroom furniture. French doors providing access to a decked terrace leading to patio garden. Carpeted floor area and neutral décor. The main bathroom can also be accessed via this room. Windows to the front with stunning views across the Kelvin Valley.



## FAMILY ROOM

Large family space on the lower ground, currently used as a home office. This room would make a fantastic games room / home bar / entertaining space that could be used by all the family. Plenty of space for furniture in this room. Full length feature window overlooking front garden and door with access to the gardens.

## BEDROOM 2

Spacious double bedroom on the upper level, benefitting from having a walk-in storage cupboard and a further fitted wardrobe. Carpeted floor area. Velux window with stunning views of rear gardens and surrounding countryside.

## BEDROOM 3

Another double bedroom with ample space for bedroom furniture and carpeted floor. Fitted wardrobes and storage. Window to the side with panoramic westerly views down the Kelvin Valley.

## BEDROOM 4

A fourth bedroom with fitted wardrobes and storage. Window to the front offering excellent views. Carpeted floor area.

## WORKSHOP & BOILER ROOM

Workshop and boiler room on the lower ground, offering

great storage spaces. Hallway leading to these areas would be suitable for cloakroom and provides great additional storage.

## BATHROOM

Contemporary fitted bathroom with a spa bath, walk-in shower, heated towel radiator, wash hand basin and W.C. Tiled walls and vinyl flooring. Fixed light to the rear.

## GARDENS, GARAGE & DRIVEWAY

Extensive south facing decking to the front with fantastic views, a raised balcony to the rear, patio areas, and mature gardens to all sides extending to over half an acre in size. There is also a huge driveway with room for lots of vehicles and a separate detached garage. In addition there is a garden store providing further outdoor storage.



## HEATING & WINDOWS

Oil fired central heating & double glazing throughout.

## SHOWER ROOM

Upstairs shower room with a walk-in shower, heated towel radiator, wash hand basin & W.C. Velux window.

## SALES INFORMATION

All fixtures & fittings included. Fast fibre broadband avail.

## PROPERTY SUMMARY

A large four bedroom detached property situated near the sought-after village of Banton. The property benefits from being on a large plot and having a well presented interior, as well as stunning views across the Kelvin Valley. Early viewing of this unique lifestyle opportunity is advised to avoid disappointment.

## AREA SUMMARY

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.

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## Viewings

By appointment only through Kelvin Valley Properties

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