



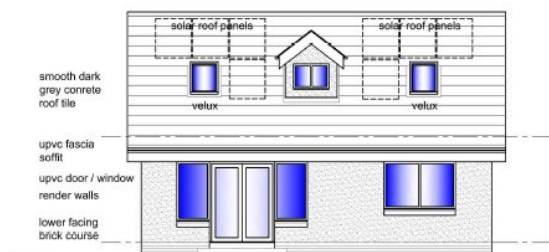
LAND AT 2 GLEN GROVE, KILSYTH

O/o £84,995

Award-winning local agent Kelvin Valley Properties are delighted to present to the market this seldom **available opportunity to acquire a plot of land in the area, with planning consent.** Situated within the highly sought-after Glen Grove cul-de-sac in Kilsyth, the site currently consists of an extensive driveway and detached double garage. There are currently two planning applications for the site (most recent one passed in 2023). The initial planning was for a larger 4 bed detached house, the more recent planning for a more compact 3 bed detached house. Either design could be constructed or alternatively a new application submitted.



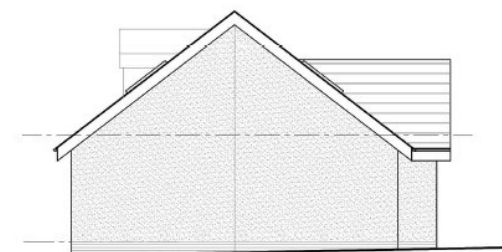
North Elevation As Proposed



South Elevation As Proposed



West Elevation As Proposed

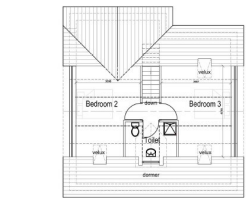


East Elevation As Proposed

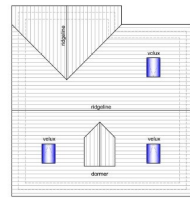


- Seldom available development plot
- Planning permission already in place for a detached villa
- Two different design options (both passed planning)
- Original planning app for 4 bed > 07/01571/FUL
- Latest planning app for 3 bed > 23/00624/FUL
- Unique lifestyle opportunity

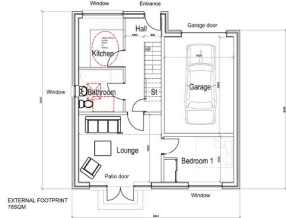
Local Office: 23 Main Street, Kilsyth, Near Glasgow, G65 0AH
Tel : 0800 133 775 **Email:** sales@kvps.co.uk **Website:** www.kvps.co.uk



Attic Plan As Proposed



Roof Plan As Proposed

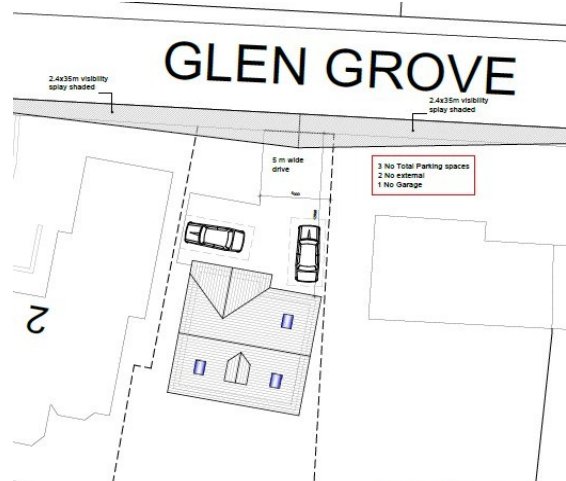


Ground Floor Plan As Proposed

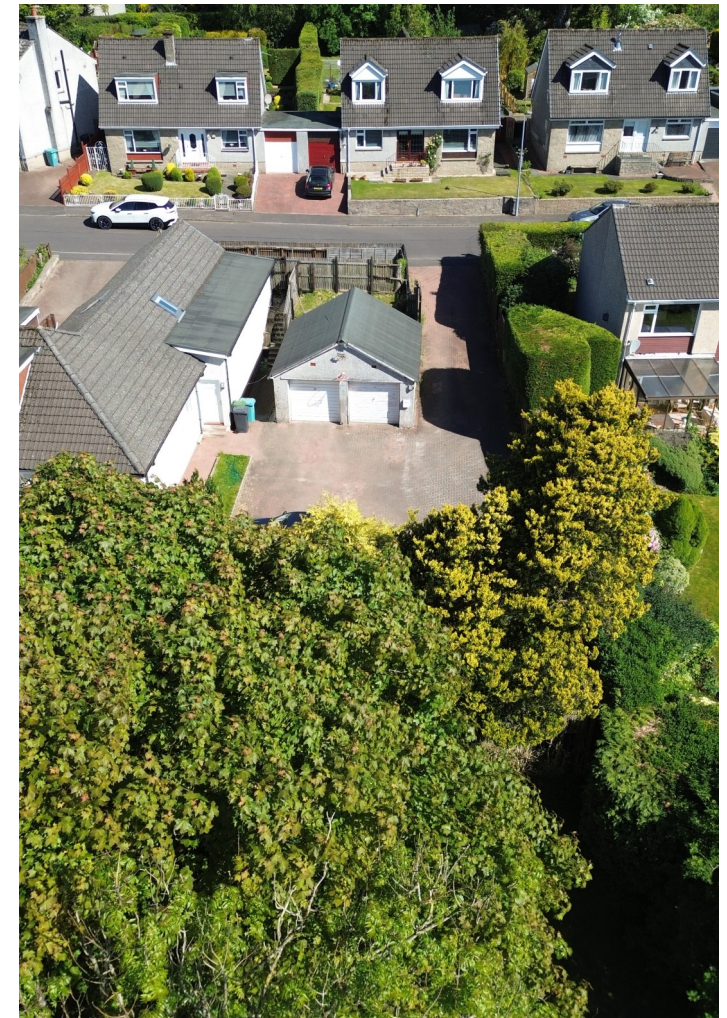


Typical Section As Proposed

scale @ A3



Site Plan As Proposed



- Postcode for SatNav is G65 9PS
- Offers to be submitted in writing to Kelvin Valley Properties

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