

KILSYTH

2 GLEN GROVE

O/o £325,000

Large 5 bed extended detached villa in a desirable and family friendly area

Extended detached family home - Quiet cul-de-sac location - Double garage & driveway - Spacious interior - EER TBC



- Quiet & sought-after cul-de-sac
- Spacious main living areas
- Double garage and driveway
- Private gardens

- Huge potential to add further value
- Five double bedrooms
- Extended, measuring 1900 sq feet
- Energy efficiency rating TBC

Positioned in the quiet and desirable Glen Grove cul-de sac in Kilsyth, this **extended five bedroom home** offers an excellent opportunity for buyers looking for their next family home. Presented to the market by award winning local agent Kelvin Valley Properties, the property has a large lounge, a fitted kitchen/dining area, a utility area, sun room, five double bedrooms, a bathroom and two shower rooms. Externally, to the front of the property there is a double garage and a large monoblock driveway. The rear garden has a stone paved area and further area, which is laid to lawn (behind the fence line, extending right down to the bottom of the hill). The full property details and home report can be accessed on the Kelvin Valley website.







LOUNGE

Large lounge with windows to the front and side. Plenty of space for furniture in this room which is ideal for relaxing or entertaining. Carpeted floor area accompanied with a laminate flooring area, which be ideal for a dining area.

DINING KITCHEN

Fitted kitchen with base and wall mounted storage units and extensive work surfaces. Integral sink, oven, hob & extractor hood. The dishwasher is included in the sale. Laminate flooring. Ample space for a table & chairs. Utility area just off this room, then a hallway leading to garage or rear garden.

SUN ROOM

The sunroom offers a further space to relax and accesses the rear garden via patio doors. Laminate flooring. Ample space for furniture. The stairs from this room provide access to an additional two double bedrooms and a shower room.









BEDROOM 1

Huge double bedroom with a carpeted floor area and windows overlooking the rear garden. Plenty of space for bedroom furniture.

BEDROOM 2

Large double bedroom to the front of the property with a carpeted floor area and ample space for bedroom furniture.

BEDROOM 3

Spacious upstairs double bedroom to the rear. Window overlooking the back garden. Carpeted floor area. Fitted wardrobes and storage.

BEDROOM 4

Upstairs double bedroom with a fitted storage cupboard and carpeted floor area. Windows overlooking the rear garden.

BEDROOM 5

Another upstairs bedroom with two Velux windows, allowing plenty of light in. Carpeted floor area.

MAIN BATHROOM

Fitted bathroom comprising of a bath, shower in cabinet, wash hand basin and W.C. Carpeted floor area. Textured glass window to the rear.

UPSTAIRS SHOWER ROOM

Fitted shower room with a shower in cabinet, wash hand basin and W.C. Vinyl flooring.

DOWNSTAIRS SHOWER ROOM

Useful downstairs shower room with a shower in cabinet, wash hand basin and W.C. Vinyl flooring.

HEATING & WINDOWS

Gas central heating & double glazing.



SALES INFORMATION

All fixtures & fittings included.

GARDENS, GARAGE & DRIVEWAY

To the front of the property there is a double garage and a large monoblock driveway. The rear garden has a stone paved area and further area, which is laid to lawn (behind the fence line).

PROPERTY SUMMARY

This extended five bedroom detached villa in the desirable cul-de-sac of Glen Grove in Kilsyth, offers an excellent opportunity for buyers looking for a large family home. This home offers large living spaces, a double garage and a monoblock driveway, and is very close to local schools. 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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Reference Number: K/2682



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