



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.



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

Gas central heating & double glazing.



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.



**KELVIN
VALLEY**
PROPERTIES

Signature
HOMES

G65 9PS