



**KILSYTH**

**12 STANEHILL AVENUE**

**O/o £359,995**

*Contemporary larger style 5 bed detached villa in a sought-after area*

Large detached family home - Private South-facing garden - Large monoblock driveway - Contemporary interior - EER C





- Stunning large style family home
- Highly sought-after area
- Contemporary décor throughout
- Five double bedrooms
- Within award winning development
- South facing rear gardens
- Flexible internal layout
- Energy efficiency rating C

Welcome to this impressive five-bedroom detached family home, ideally located within the award winning Burngreen Brae development in Kilsyth. Situated in sought-after Stanehill Avenue where none of the houses have been resold before, the property is presented to the market by Kelvin Valley Properties. It offers generous living space, modern finishes, and a flexible layout perfect for growing families. Internally, there is a large lounge, kitchen/dining area, a utility room, a family room/office, five double bedrooms (two en-suite), an upstairs family bathroom and a downstairs cloaks. Externally, there is a large monoblock driveway with space for multiple cars and a section of garden laid to lawn. The rear garden is easy to maintain and has been landscaped. Early viewing is advised to avoid disappointment of this seldom available property. The full property details and home report can be accessed on the Kelvin Valley website.



## LOUNGE

Spacious lounge with quad window formation to the front allowing plenty of light into the room. Media wall accompanied with fitted shelving either side. Contemporary décor and a carpeted floor area. Plenty of space for furniture in this lovely room which is ideal for relaxing or entertaining.



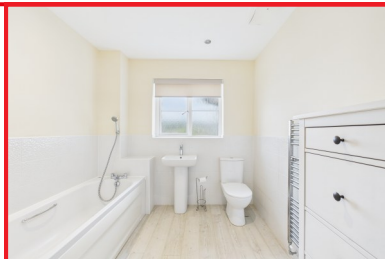
## KITCHEN / DINING

Modern fitted with base and wall mounted storage units. Integral sink, oven, hood, hob, fridge/freezer and dishwasher. Large dining area with ample space for a table and chairs. French doors providing access to the rear garden. Additional cupboard. Laminate flooring.



## BEDROOM 1 & EN-SUITE

A tastefully decorated principle bedroom, boasting a large walk-in wardrobe and a carpeted floor area. Plenty of space for bedroom furniture. The en-suite with laminate flooring is accessed from here, comprising of a shower in cabinet, wash hand basin and a W.C.



## FAMILY ROOM/OFFICE

Located at the front of the property, this room could be utilised as a home office or a family/TV room. Useful storage cupboard and a triple window overlooking the front of the property.

## UTILITY ROOM

Utility room just off the kitchen with an integral sink, space for appliances and storage cupboards. Door providing access to the side of the property.

## BEDROOM 2 & EN-SUITE

Large double bedroom to the front, with fitted wardrobes offering excellent storage. Carpeted floor area and contemporary décor. This bedroom also has an en-suite, with a shower in cabinet, wash hand basin and a W.C.

## BEDROOM 3

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

## BEDROOM 4

Another double bedroom which again has fitted wardrobes and a carpeted floor area. Windows to the front.

## BEDROOM 5

A fifth double bedroom on the lower level, which could also be used as an additional public room if desired. Has a triple window overlooking the rear garden. Carpeted floor area. Ample space for bedroom, dining or office furniture.

## BATHROOM

Modern fitted bathroom with a bath, wash hand basin, heated towel radiator and W.C. Part tiled walls and laminate flooring. Textured glass window to the rear.

## CLOAKS

Useful downstairs cloaks, accessed from the main hallway. With wash hand basin & W.C.



## GARDENS & DRIVEWAY

To the front of the property, there is a large monoblock driveway with space for multiple cars and a section of garden laid to lawn. The rear garden is landscaped and easy to maintain, with a stone paved patio area and a area laid to artificial turf.

## HEATING & WINDOWS

Gas central heating & double glazing.

## SALES INFORMATION

All fixtures & fittings included.

## PROPERTY SUMMARY

A large five bedroom detached family home in sought-after area in Kilsyth. This home boasts generous living space, modern finishes, and a flexible layout perfect for growing families. 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](http://www.tpos.co.uk)

## Viewings

By appointment only through Kelvin Valley Properties

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**Post Code for Sat Nav**

**G65 0DP**