



KILSYTH

161 BALMALLOCH ROAD

O/o £265,000

Well presented 3 bed detached home offering substantial outdoor space

Spacious family home - Private South-facing garden - Garage & driveway - Opportunity for further development - EER D



- Large family home
- Well presented interior
- Garage and driveway
- Three double bedrooms
- Substantial outdoor space
- Quiet cul-de-sac location
- Gas central heating
- Energy efficiency rating D

A well presented **three bedroom detached home** offering buyers with an opportunity to further develop and put their own stamp on a spacious family home. Presented to the market by award winning local agent Kelvin Valley Properties, this home on Balmalloch Road, Kilsyth benefits from being the final house at the end of a quiet cul-de-sac. Internally, there is a large lounge, a fitted kitchen, a separate dining room, a utility room, three double bedrooms, fitted bathroom and a fitted shower room.

Externally, there is a garage, driveway and substantial garden areas extending to all sides of the property. Early viewing is advised to avoid disappointment.

The full property details and home report can be accessed on the Kelvin Valley website.



LOUNGE

Spacious lounge with windows to the front and side allowing plenty of light into the room. Brick effect feature wall accompanied with neutral décor and carpeted floor area. Plenty of space for furniture in this room which is ideal for relaxing or entertaining.



KITCHEN/ DINING ROOM

Fitted kitchen with base and wall mounted storage units and extensive work surfaces. Integral sink and hood. Carpeted floor area. Windows to the side and a door providing access to the rear of the property. Dining room adjacent to this room with ample space for furniture. Windows to the rear.



BEDROOM 1

Principle bedroom with fitted mirrored wardrobes offering excellent storage. Windows to the side. Ample space for bedroom furniture. Carpeted floor area.



UTILITY ROOM

Utility room with a Belfast sink and ample space for appliances.

BEDROOM 2

Another double bedroom with windows to the side and ample space for bedroom furniture. Carpeted floor area.

FAMILY ROOM/BEDROOM 3

Currently used as a second lounge, this spacious room can be utilised as a third bedroom. Windows to the side. Carpeted floor area.

BATHROOM

Fitted bathroom with bath, heated towel, wash hand basin and W.C. Tiled walls and flooring. Textured glass window to the front.

DOWNSTAIRS SHOWER ROOM

Downstairs shower room comprising of a shower in cabinet, wash hand basin and a W.C. Textured glass window to the rear. Tiled walls and flooring.

GARDENS, GARAGE & DRIVEWAY

There is a garage, driveway and substantial garden areas extending to all sides of the property

HEATING & WINDOWS

Gas central heating & double glazing.

SALES INFORMATION

All fixtures & fittings included.



PROPERTY SUMMARY

A large and well presented three bedroom detached family home on Balmalloch Road, Kilsyth in a quiet cul-de-sac location. The property is ideal for buyers looking to develop and put their own stamp on a family home. 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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Post Code for Sat Nav

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