



**KILSYTH**

**78 SOUTH DUMBRECK ROAD**

**O/o £239,995**

*Beautifully presented & extended 4 bed semi-detached home in popular Dumbreck area*

Unique extended family home - Private South-East facing rear garden - Two car driveway - Contemporary interior - EER C





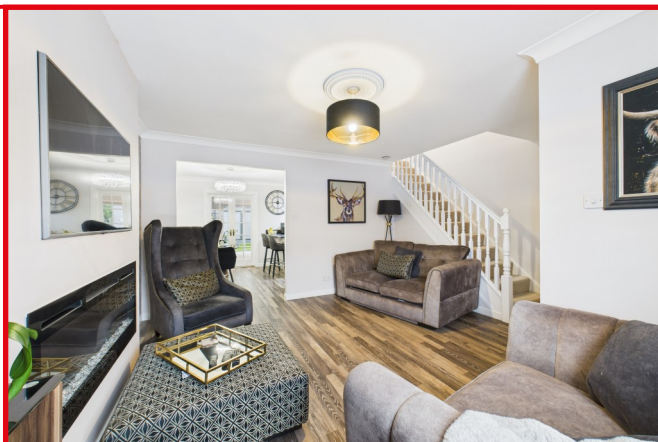
- Extended family home
- Close to Dumbreck Nature Reserve
- Landscaped gardens
- Insulated log cabin in rear garden
- South-East facing to rear
- Private driveway
- Beautiful contemporary interior
- Energy efficiency rating C

Situated adjacent to the Dumbreck Nature Reserve in Kilsyth, buyers won't want to miss this unique **four bedroom semi-detached home** in South Dumbreck Road in Kilsyth. Presented to the market by award winning local agent Kelvin Valley Properties, the property has been substantially extended and upgraded, providing a contemporary and spacious family home in a sought-after area. Internally there is a family room, a lounge, a modern fitted kitchen/dining area, four bedrooms, a cloak and a fitted bathroom. Externally there is a private driveway, landscaped gardens, and an insulated log cabin in the rear garden with electrics. The full property details and home report can be accessed on the Kelvin Valley website.



### LOUNGE

To the rear of the property, the spacious lounge boasts an attractive media wall accompanied with modern décor. Carpeted floor area. Windows and sliding patio doors, offering access directly into the rear garden. Plenty of space for living room furniture.



### FAMILY ROOM

The family sits adjacent to the open plan dining area, which again boasts an attractive media wall. Modern décor and Karndean flooring throughout this room. Ample space for living room furniture. Triple window formation to the front.



### KITCHEN / DINING

A modern fitted kitchen with two sections, offering plenty of base and wall mounted storage units and extensive work surfaces. Integral sink oven, hob, hood and washing machine. Breakfast bar area. There is also ample space for a dining table and chairs. Karndean flooring throughout.



## BEDROOM 1

Principle bedroom with fitted wardrobes and ample space for bedroom furniture. Triple window formation to the front. Wall papered feature wall accompanied with neutral décor. Carpeted floor area.

## BEDROOM 2

Another double bedroom with a fitted wardrobe and ample space for bedroom furniture. Triple window formation to the rear. Carpeted floor area. This room again boasts a wall papered feature wall accompanied with neural décor.

## BEDROOM 3

A further bedroom to the front of the property with a fitted wardrobe and a carpeted floor area. Double window to the front.

## BEDROOM 4 / OFFICE

A fourth bedroom, on the ground floor with real wood flooring and a double window to the front. This room could also be ideal for a home office or children's playroom.

## BATHROOM

Modern fitted bathroom, with a shower over the bath, wash hand basin in vanity unit and a W.C. Part tiled walls and laminate flooring. Textured glass window to the rear.

## CLOAKS

Useful downstairs cloaks with a wash hand basin in vanity unit, heated towel radiator and a W.C. Textured glass window to the rear.

## GARDENS & DRIVEWAY

Private gardens to all sides. Driveway to the front. The rear garden has been landscaped and includes a patio area, artificial grass, and a cabin with electrics and heated flooring. Backing onto countryside at the rear meaning the rear garden is very private.



## HEATING & WINDOWS

Gas central heating & double glazing.

## SALES INFORMATION

All fixtures & fittings included.

## PROPERTY SUMMARY

A beautifully presented and extended 4 bedroom semi-detached home in the sought-after South Dumbreck Road, close to the Nature Reserve. This is a unique property and one of only of it's kind in this quite and friendly area. The property is in a beautiful walk in condition and offers a South-East facing rear garden with an insulated log cabin. 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

Office Contact: **John or Paul**

**sales@kvps.co.uk / 0800 133 7775**

Reference Number: **K/2690**



**Post Code for Sat Nav**

**G65 9LX**