



**KILSYTH**

**79 LOCHAN ROAD**

**O/o £255,000**

*Spacious and beautifully presented 4 bed semi-detached townhouse in a popular area*

Modern family home - Contemporary & spacious interior - Driveway & Garage - South-facing gardens - EER B





- Spacious family home over 3 levels
- Highly sought-after area
- Beautifully presented interior
- Four double bedrooms
- Over 1,500 square feet in size
- Integral garage & driveway
- Landscaped Gardens
- Energy efficiency rating B

Situated in one of the most popular streets in Kilsyth, is this contemporary **four bedroom semi-detached townhouse**. Presented to the market by award winning local agent Kelvin Valley Properties, this Dawn Homes constructed family home offers great spaces to relax and entertain and also boasts an immaculate modern interior. Internally, this house boasts a large lounge, fitted dining kitchen, four double bedrooms (principle is en-suite), separate utility room, family bathroom and two cloaks. There is also an integral garage (which can be converted) as well as landscaped gardens and a monobloc driveway. The full property details and home report can be accessed on the Kelvin Valley website.



### LOUNGE

Spacious lounge with French doors leading onto a balcony to the front with excellent views. There is also a double window and excellent views of the Kilsyth Hills. Contemporary décor and plenty of space for furniture. Carpeted floor area. A lovely and bright room in which to relax or entertain.



### BEDROOM 4 / FAMILY ROOM

A flexible and well-proportioned room on the lower level of the property, which has currently been set out as a bedroom. Boasts a carpeted floor area and neutral décor. Access directly out into the rear garden via French doors.



### KITCHEN / DINING AREA

Modern fitted kitchen with base and wall mounted storage units and extensive work surfaces. There is an integrated sink, oven, hob, hood, dishwasher and fridge/freezer. Large open plan dining space with plenty of room for the family to get together.



## BEDROOM 1 & EN-SUITE

Large double bedroom on the top floor, with a walk-in wardrobe and carpeted floor area. There is an en-suite shower room with a shower in cabinet, wash hand basin in vanity unit and a W.C. Textured glass window to the rear allowing natural light into this space.

## BEDROOM 2

Large double bedroom to the front, with a fitted wardrobe offering excellent storage. Carpeted floor area.

## BEDROOM 3

Spacious double bedroom to the front, with a carpeted floor area and a fitted wardrobe offering excellent storage. Modern décor.

## BATHROOM

Modern fitted bathroom comprising of a shower over the bath, wash hand basin, and a W.C. Tiled walls and vinyl flooring.

## CLOAKS 1

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

## CLOAKS 2

On the first floor with wash hand basin and W.C. Part-tiled walls and vinyl flooring.

## GARDENS, GARAGE & DRIVEWAY

There is a large driveway to the front of the property and an integral garage. The easy to maintain rear garden is laid artificial turf with a patio area. There is also a raised decking area.



## HEATING & WINDOWS

Gas central heating & double glazing.

## SALES INFORMATION

All fixtures & fittings included.

## PROPERTY SUMMARY

A spacious and beautifully presented semi-detached townhouse, in a sought after area. The property benefits from having an South-facing and easy to maintain landscaped rear garden, providing a great space to relax or entertain. Early viewing of this seldom available property type is recommended to avoid disappointment.

## AREA SUMMARY

Kilsyth offers a number of amenities including shops, health & leisure, primary & secondary school 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 close by, with easy access to both the M80 and M73.

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 0ES**