



KILSYTH

11 QUARRY CRESCENT

O/o £224,995

Contemporary 3 bed semi-detached home in a sought-after area

Modern family home - Private rear garden - Private monoblock driveway - Contemporary interior - EER C



- Modern semi-detached family home
- Within award winning development
- Monoblock driveway
- Three double bedrooms
- Quiet & desirable location
- Private rear garden
- Contemporary interior
- Energy efficiency rating C

Situated in the sought-after Burngreen Brae development in Kilsyth is this beautifully presented **three bedroom semi-detached villa** in Quarry Crescent. Presented to the market by award winning local agent Kelvin Valley Properties, this home is in excellent walk-in condition and boasts contemporary interior. Internally there is a spacious lounge to the front, a modern fitted kitchen/dining area, three double bedrooms, a downstairs cloaks and an upstairs family bathroom. Externally to the front of the property there is a section of private garden and a monoblock driveway with space for multiple cars. The rear garden offers both a patio and decking area as well as section of lawn. There is also a log cabin which be used as a home office. The full property details and home report can be accessed on the Kelvin Valley website.



LOUNGE

Spacious lounge with a triple window formation to the front allowing plenty of light into the room. Tastefully decorated with a carpeted floor area. Plenty of space for furniture in this room which is ideal for relaxing or entertaining.



KITCHEN/ DINING AREA

Attractive fitted kitchen with modern storage units and extensive work surfaces. Integral sink, hob, hood, oven and fridge/freezer. The dining area offers ample space for a table and chairs. French doors opening out into the rear garden. Laminate flooring.



BEDROOM 1 /EN-SUITE

Principle bedroom with fitted wardrobes offering excellent storage. Windows to the front. Wall papered feature wall. Ample space for bedroom furniture. Carpeted flooring. The En-suite can be accessed from this room, which comprises of a shower in cabinet, a wash hand basin and W.C.



BEDROOM 2

Another double bedroom with windows to the rear and ample space for furniture. This room benefits from having fitted wardrobes and a carpeted floor area.

BEDROOM 3

A third double bedroom which again overlooks the rear of the property. Ample space for bedroom furniture. Carpeted floor area.

BATHROOM

Modern fitted bathroom, with a bath, wash hand basin and a W.C. Part tiled walls and laminate flooring. Textured glass windows to the front.

GARDENS & DRIVEWAY

To the front of the property there is a section of private garden and a monoblock driveway with space for multiple cars. The rear garden offers both a patio and decking area as well as section of lawn. There is also a log cabin which be used as a home office.

CLOAKS

Useful downstairs cloaks with wash hand basin and W.C.

SALES INFORMATION

All fixtures & fittings included.

HEATING & WINDOWS

Gas central heating & double glazing.

PROPERTY SUMMARY

A contemporary three bed semi-detached family home in sought-after Quarry Crescent in Kilsyth. This property benefits from having a large monoblock driveway and a private rear garden with a 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. All major motorway networks are only a short drive away, as are Loch Lomond and the Trossachs and many more scenic locations



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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Reference Number: **K/2700**



Post Code for Sat Nav

G65 0DR