



BY TWECHAR

BURNBANK COTTAGE

O/o £425,000

A characterful detached cottage with extensive grounds and outbuildings

Extended detached home - Extensive grounds (1.1 acres) - A series of outbuildings - Contemporary interior - EER E

- Characterful cottage
- Extensive grounds to all sides
- Contemporary interior
- Multiple sheds and outbuildings
- Surrounded by open countryside
- Potential for further development
- Close proximity to local amenities
- Energy efficiency rating E

Welcome to Burnbank Cottage, a charming and characterful cottage by the peaceful village of Twechar, nestled within the scenic surrounds of the Kelvin Valley. Presented to the market by award winning local agent Kelvin Valley Properties, the property offers a rare opportunity to enjoy countryside living while remaining just minutes from the amenities of nearby Kilsyth, Cumbernauld, and Kirkintilloch. The property has been sustainably upgraded and extended and awaits it's new owner who could easily develop it further. Internally there is a large sun room, a lounge, a fitted kitchen/dining area, two double bedrooms, a shower room and large principle en-suite. Externally there is a private road leading the extensive grounds with garden areas to all sides and a driveway which offers substantial space for vehicles. There are also three outbuildings, offering a fantastic development opportunity. The full property details and home report can be accessed on the Kelvin Valley website. Early viewing is advised to avoid disappointment.



SUN ROOM

This large room offers an excellent space to relax or entertain. Plenty space for furniture. Finished with attractive contemporary décor and tiled flooring. French doors provide access to the patio area.



KITCHEN / DINING

Attractive and large fitted kitchen with modern storage units and extensive work surfaces. Integral sink, hob, hood, wine fridge and microwave/oven. Ample space for dining room furniture. Log burning stove with an attractive surround. Tiled flooring. Door providing access to the side.



LOUNGE

Lounge area with ample space for furniture and a window overlooking the front of the property. Laminate flooring. Neutral décor. Door providing access to the large sun room to the side of the property.



BEDROOM 1 & EN-SUITE

Large double bedroom with plenty of space for bedroom furniture. Attractive contemporary décor with a carpeted floor area. A beautiful ensuite comprising of a bath, walk-in shower, his and her wash hand basins and a W.C.

BEDROOM 2

Another large double bedroom to the rear with ample space for bedroom furniture. Neutral décor and a carpeted floor area. Windows to the rear.

SHOWER ROOM

Modern fitted shower room, with a large walk-in shower, wash hand basin in vanity unit and a W.C. Part tiled walls and tiled floor. Textured glass window to the rear

GARDENS, OUTBUILDINGS & DRIVEWAY

Externally there is a private road leading the extensive grounds with garden areas to all sides and a driveway which offers substantial space for vehicles. There are also three outbuildings, offering a fantastic development opportunity. One has already been

partially converted into a liveable annex (no planning permission but this could be sought in future).

HEATING & WINDOWS

Gas central heating & double glazing.

SALES INFORMATION

All fixtures & fittings included. Huge potential for further development, historically there has previously been planning permission granted for another property in the grounds, and the outbuildings provide plenty more potential for development.



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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