



KILSYTH

11 GLENALVA COURT

O/o £275,000

An immaculate 3 bed detached bungalow in a desirable & friendly area

Contemporary home - Quiet cul-de-sac location - Large private driveway - South-facing rear garden - EER C



- Detached three bedroom bungalow
- Spacious rooms throughout
- Private south-facing rear garden
- Sought-after area
- Cul-de-sac location
- Large driveway
- Immaculate contemporary interior
- Energy efficiency rating C

An immaculately presented **three bedroom bungalow** in desirable Glenalva Court in Kilsyth. Presented to the market by award winning local agent Kelvin Valley Properties, this property boasts a modern and spacious living environment, which would be ideal for relaxing or entertaining. Internally there is a large lounge/dining area, a fitted kitchen, three double bedrooms (one en-suite), a utility room and a fitted bathroom. Externally there is a large driveway and garden areas to the front and rear. The rear garden benefits from having a patio area and a section of lawn as well as from its south-facing position. Early viewing is advised to avoid disappointment. The full property details and home report can be accessed on the Kelvin Valley website.



LOUNGE / DINING AREA

A large lounge/dining area with ample space for both dining and living room furniture. Attractive panelled feature wall accompanied with contemporary décor. Herringbone style flooring throughout. Windows overlooking the front garden.



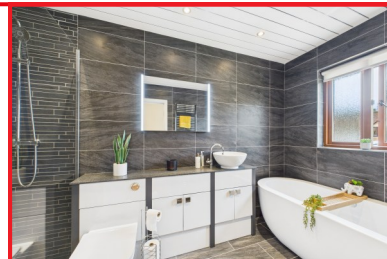
KITCHEN

Fitted kitchen with base and wall mounted storage units and extensive work surfaces. Integral sink, oven, hob, hood, dishwasher and integrated fridge. There is also space for a table and chairs. Vinyl flooring. Window overlooking the rear garden.



BEDROOM 1 & EN-SUITE

Principle bedroom with fitted mirrored wardrobes, offering excellent storage. Plenty of space for bedroom furniture. Carpeted floor area. Triple window formation to the side. Neutral décor. En-suite adjacent to this room with a walk-in shower, heated towel, wash hand basin in vanity unit and a W.C.



BEDROOM 2

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

BEDROOM 3

A third double bedroom with fitted mirrored wardrobes. Carpeted floor area and ample space for bedroom furniture. Windows to the side.

UTILITY ROOM

Useful utility room with fitted base and wall mounted storage units and an integral sink. Ample space for appliances. Door providing access to the rear garden.

BATHROOM

Fitted bathroom with a walk-in shower, bath, heated towel radiator, wash hand basin in vanity unit and a W.C. Tiled walls and floor. Textured glass windows to the front.

GARDENS & DRIVEWAY

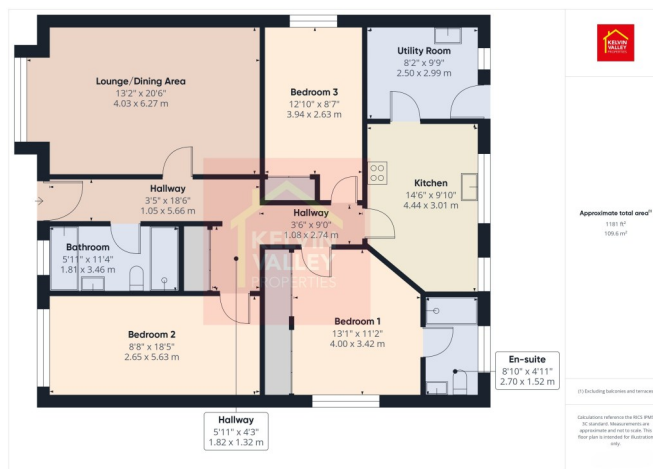
There is a large driveway and garden areas to the front and rear. The rear garden benefits from having a patio area and a section of lawn as well as from its south-facing position.

HEATING & WINDOWS

Gas central heating & double glazing.

SALES INFORMATION

All fixtures & fittings included.



PROPERTY SUMMARY

An immaculately presented and spacious three bedroom detached bungalow in desirable Glenalva Court in Kilsyth. The property boasts a contemporary interior and south-facing rear garden. 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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Post Code for Sat Nav

G65 9DN