



# 11 HILLCREST ROAD, QUEENZIEBURN O/o £127,500

A contemporary **three bedroom terraced-house** on Hillcrest Road in the quiet and well connected village of Queenzieburn. Presented to the market by award winning local agent Kelvin Valley Properties, the property offers buyers an excellent opportunity to purchase a spacious family home at an affordable price. Internally there is a open plan lounge/dining kitchen, three double bedrooms and an upstairs bathroom. Externally the property offers a monoblock driveway and a private rear garden with a decking area, a section of lawn and a log cabin (with power).

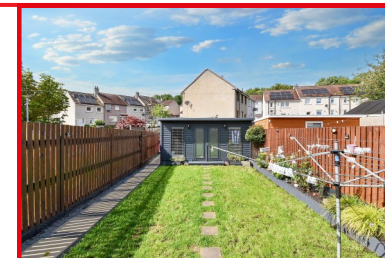
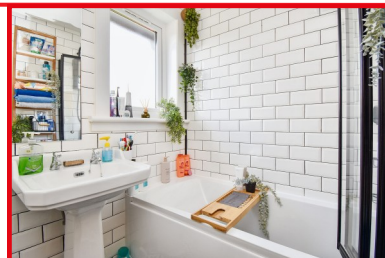
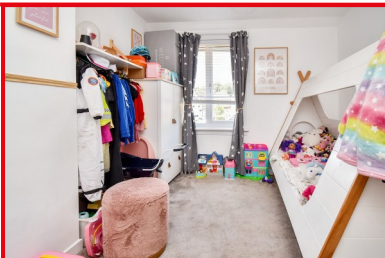
The full details & home report can be accessed on the Kelvin Valley website.



- Three bedroom terraced-house
- Monoblock driveway
- Contemporary interior
- Gas central heating & double glazing
- Situated in quiet village location
- Private rear garden with log cabin
- Affordable price
- Energy efficiency rating C

Local Office: 23 Main Street, Kilsyth, Near Glasgow, G65 0AH  
Tel : 0800 133 7775 Email: [sales@kvps.co.uk](mailto:sales@kvps.co.uk) Website: [www.kvps.co.uk](http://www.kvps.co.uk)





## ENTRANCE

From the roadside, you proceed to the front entrance of number 11.

## LOUNGE

The lounge sits open plan to the kitchen and offers ample space for living room furniture. Window to the front. Modern décor accompanied with attractive wooden panelling. Laminate flooring.

## DINING KITCHEN

Attractive fitted kitchen with base and wall mounted storage units and work surfaces. Integral sink, oven, hob and hood. Breakfast bar area for dining. Useful corner storage cupboard and doors providing access to the rear garden.

## BEDROOM 1

Well proportioned double bedroom with ample space for bedroom furniture. Carpeted floor area. Windows to the front.

## BEDROOM 2

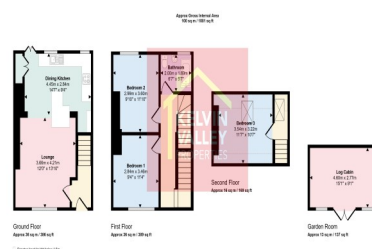
Another double bedroom with ample space for bedroom furniture. Carpeted floor area. Neutral décor. Windows to the rear.

## BEDROOM 3

A third double bedroom again with a carpeted floor area. Velux window. Ample space for bedroom furniture.

## BATHROOM

Contemporary bathroom with a shower over the bath, wash hand basin and a W.C. Textured glass window to the rear. Tiled walls.



## GARDENS

The property offers a monoblock driveway and a

private rear garden with a decking area, a section of lawn and a log cabin (with power).

## SALES INFORMATION

All floor coverings, light fittings & blinds included.

## PROPERTY SUMMARY

A contemporary three bedroom terraced house on Hillcrest Road in the quiet village of Queenzieburn. The property offers a spacious interior throughout as well as benefitting from having a driveway and private rear garden with a log cabin. Early viewing is advised to avoid disappointment.

## AREA DETAILS

Queenzieburn is a quiet village with a local school and shop. Nearby 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. Excellent commuting from nearby Croy station or the M80 motorway (both are within 4 miles).

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](mailto:sales@kvps.co.uk) / 0800 133 7775**

Reference Number: **K/2707**



**Post Code for Sat Nav**

**G65 9EL**