



BANTON

30 MILL ROAD

O/o £299,995

A homely & well presented 3 bed detached bungalow in a stunning countryside location

Spacious single-level living - Private garden areas - Driveway & garage - Sought-after area - EER C



- Three bedroom bungalow
- Private garden areas
- Spacious single level living
- Welcoming community atmosphere
- Beautiful rural location
- Driveway & garage
- Well presented interior
- Energy efficiency rating C

Nestled in the beautiful and desirable village of Banton, this **3 bedroom detached bungalow** offers a rare blend of rural tranquillity and everyday convenience. Presented to the market by award winning local agent Kelvin Valley Properties, this property sits within a welcoming community, complete with a local primary school, shop and a vibrant village hub at The Swan Inn. Internally there is a large lounge/dining area, a fitted kitchen, three double bedrooms, a cloak and a fitted bathroom. Externally, there is a driveway leading to a single garage, a landscaped front garden laid to lawn and a rear garden backing on to rolling fields. Early viewing is advised to avoid disappointment. The full property details and home report can be accessed on the Kelvin Valley website.



LOUNGE

Spacious lounge/dining area boasting a large bay window to the front and a log burning fireplace. Ample space for both dining and living room furniture. Real wood flooring. Patio door providing access to the garden.



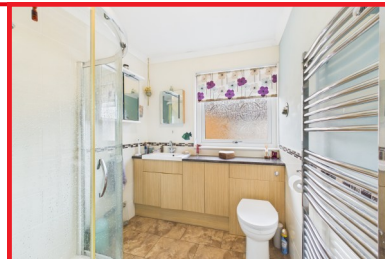
KITCHEN

Attractive fitted kitchen with base and wall mounted units and extensive work surfaces. Integral sink, oven, hob, hood, dishwasher and fridge/freezer. Laminate flooring. Door providing access to the driveway.



BEDROOM 1

Principle bedroom with fitted wardrobes and ample space for bedroom furniture. Carpeted floor area. Windows to the rear.



BEDROOM 2

Another double bedroom with fitted wardrobes and ample space for bedroom furniture. Carpeted floor area. Windows to the rear.

BEDROOM 3

Currently used as a home office, this room offers ample space for bedroom furniture. Carpeted floor area. Windows to the side.

ATTIC/STORAGE

The attic benefits from being floored and has a separate storage area, which boasts a Parisian balcony to enjoy the beautiful countryside views.

SHOWER ROOM

Fitted shower room comprising of a shower in cabinet, wash hand basin with vanity units and a W.C. Part tiled walls and tiled floor. Textured glass winnow to the side.

CLOAKS

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

GARDENS, GARAGE & DRIVEWAY

There is a driveway leading to a single garage, a landscaped front garden laid to lawn and a rear garden backing on to rolling fields.

HEATING & WINDOWS

Air source heating & double glazing.

SALES INFORMATION

All fixtures & fittings included.

PROPERTY SUMMARY

Situated in the sought-after village of Banton, is this three bedroom detached bungalow with a separate garage. The property offers spacious single-level living and benefits from backing on to rolling fields and countryside. Early viewing is advised to avoid disappointment.

AREA SUMMARY

Banton is a sought after village with local school, church, pub, bowling club and community hall. Nearby Kilsyth offers a wider selection 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. All major motorway networks (M80, M9, M8) are only a short drive away. networks nearby.



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/2712**



Post Code for Sat Nav

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