



KILSYTH

78 ARDEN GROVE

O/o £267,500

Well presented 3 bed detached home in a quiet and sought-after area

Spacious family home with large rooms - Landscaped private gardens - Garage & driveway - Sought-after area - EER D



- Spacious detached family home
- Driveway & garage
- Well presented interior
- Three double bedrooms
- Sought-after residential area
- Close to local schools
- Private front & rear garden
- Energy efficiency rating D

Situated on Arden Grove in Kilsyth is this spacious and well presented **three bedroom detached home** in a sought-after family friendly location. Presented to the market by award winning local agent Kelvin Valley Properties, the property is set within a quiet residential area and provides easy access to transport links and local amenities. Internally there a spacious lounge, a fitted kitchen, a separate dining room, three double bedroom, a downstairs shower room and an upstairs bathroom. Externally there is a garage that could be converted in future, as well as landscaped private garden areas to the front, side and rear. Early viewing is advised to avoid disappointment. The full property details and home report can be accessed on the Kelvin Valley



LOUNGE

Very large lounge with two sets of windows to the front offering views over the town. Neutral décor and laminate flooring. Plenty of space for furniture in this room which is ideal for relaxing or entertaining. Carpeted floor area.



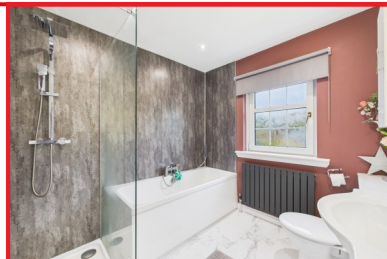
KITCHEN

Fitted kitchen with base and wall mounted storage units and extensive work surfaces. Integral sink and extractor hood. Vinyl flooring. Windows to the rear. Space for a table and chairs. Large window to the rear overlooking the back gardens.



BEDROOM 1

Principle bedroom with fitted mirrored wardrobes offering excellent storage. Windows offering views over the town. Ample space for bedroom furniture. Carpeted floor area in this room.



BEDROOM 2

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

BEDROOM 3

A third double bedroom with fitted wardrobes and a carpeted floor area. Windows to the rear.

DINING ROOM

There is a separate dining room with windows to the rear and ample space for furniture. Carpeted floor area. Access to both the lounge and kitchen.

BATHROOM

Contemporary fitted bathroom with a bath, a walk-in shower, wash hand basin in vanity unit and a W.C. Part wet wall panelled with tiled flooring. Textured glass window to the rear.

GARDENS & DRIVEWAY

There is a garage as well as private garden areas to the front and the rear. The rear garden offers a patio, a section of lawn and an exterior storage cupboard.

HEATING & WINDOWS

Gas central heating & double glazing.

SALES INFORMATION

All fixtures & fittings included.



PROPERTY SUMMARY

This large three bedroom detached villa offers buyers an opportunity to purchase a bespoke home in a quiet and sought-after location. The property boasts a spacious and well presented interior throughout as well as extensive outdoor space and excellent views. 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/2727**



Post Code for Sat Nav

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