



KILSYTH

ANNIE COTTAGE, COACH PLACE

O/o £279,000

Beautifully presented 3 bed / 2 bath detached home with landscaped gardens

Detached family home - Attractive gardens - Gated parking - Contemporary interior - Quiet cul-de-sac location - EER C



- Detached family home
- Landscaped gardens
- Three double bedrooms
- Flexible layout
- Contemporary interior
- Private gated driveway
- Generous living space
- Energy efficiency rating C

Welcome to Annie Cottage, Kilsyth, a truly charming and versatile **three-bedroom detached home** that blends character with modern comfort. Presented to the market by award-winning local agent Kelvin Valley Properties, this home is set on a generous plot with gated parking and attractive gardens, this delightful villa offers flexible living spaces, a bright conservatory, and a move-in ready finish. Internally there is a spacious, lounge, contemporary fitted kitchen/dining area, a conservatory, three bedrooms and a bathroom and shower room. Externally there are landscaped garden areas, offering great areas to relax and entertain. There are also shed providing great additional storage. The gated entry offers off-street parking. The full property details and home report can be accessed on the Kelvin Valley website.



LOUNGE

Bright and spacious lounge with windows to the front and rear. Plenty of space for furniture. Attractive feature fireplace acts as the focal point of the room. Carpeted floor area.



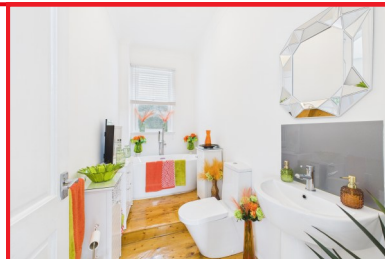
KITCHEN/ DINING AREA

Attractive fitted kitchen with base and wall mounted storage units and extensive work surfaces. Integral sink, hob, hood and microwave/oven. The dining area offers ample space for a table and chairs. French doors providing access to the conservatory.



CONSERVATORY

The conservatory provides another excellent space to relax and unwind. Ample space for furniture. French doors providing access to the attractive gardens. Tiled floor.



BEDROOM 1

Principle double bedroom with fitted mirrored wardrobes and ample space for bedroom furniture. Tiled flooring. Large velux window.

BEDROOM 2

Another double bedroom with fitted wardrobes and ample space for bedroom furniture. Laminate flooring. Velux window.

BEDROOM 3 / DINING ROOM

Currently used as a dining room, this spacious and flexible downstairs room can also be a third bedroom or a home office. Tiled flooring and windows to the front.

DOWNSTAIRS BATHROOM

Fitted bathroom with a bath, heated towel radiator, wash hand basin and a W.C. Textured glass window to the rear.

UPSTAIRS SHOWER ROOM

Wet floor shower room comprising of a shower, wash hand basin and a W.C. Wet wall panelling around the shower and vinyl flooring. Velux window.

GARDENS & PARKING

Externally there landscaped garden areas, offering great areas to relax and entertain. There are also sheds providing great additional storage. The gated entry offers off-street parking.

HEATING & WINDOWS

Gas central heating & double glazing.

SALES INFORMATION

All fixtures & fittings included.

PROPERTY SUMMARY

A charming and versatile three bedroom detached home, offering extensive living space. The property benefits from gated parking and attractive gardens as well as from having a contemporary interior. 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

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