



KILSYTH

149 BALMALLOCH ROAD

O/o £299,000

An extended & immaculately presented 4 bed detached home in a quiet location

Spacious family home - Landscaped garden areas - Monoblock driveway & garage - Desirable & friendly area - EER D



- Spacious detached family home
- Four double bedrooms
- Contemporary kitchen & bathroom
- Close to local schools
- Quiet cul-de-sac location
- Landscaped garden areas
- Garage & monoblock driveway
- Energy efficiency rating D

Situated in a quiet and desirable cul-de-sac location is this **extended four bedroom family home** on Balmalloch Road in Kilsyth. Presented to the market by award winning local agent Kelvin Valley Properties, this home boasts an immaculately presented interior with generous living space throughout. Internally, there is a lounge, modern fitted kitchen, a dining room, four double bedrooms (one-ensuite) and a downstairs bathroom. Externally, there are front and rear garden areas as well as a monoblock driveway and a garage. Early viewing of this large family home is advised to avoid disappointment.

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



LOUNGE

Spacious lounge with window to the front allowing plenty of light into the room. Fireplace with an attractive surround acts as the centre piece of the room. Plenty of space for furniture. Carpeted floor area.



KITCHEN/ DINING AREA

Modern fitted gloss kitchen with base and wall mounted storage units and extensive work surfaces. Integral sink, hob, hood, fridge/freezer, oven/grill, microwave, washing machine and dishwasher. Door providing access to the side. Tiled flooring.



DINING ROOM

Adjacent to the lounge, this huge room provides a great space to entertain guests and host dinner parties. Windows to the front and French doors providing access to the rear garden. Carpeted floor area.



BEDROOM 1 & EN-SUITE

Principle double bedroom on the upper level, with a window formation to the side and ample space for bedroom furniture. Excellent storage in this room in the form of fitted mirrored wardrobes. Carpeted floor area. En-suite accessed from this room with a shower in cabinet, wash hand basin in vanity unit and a W.C.

BEDROOM 2

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

BEDROOM 3

Double bedroom on the lower level with fitted wardrobes and a carpeted floor area. Windows to the rear.

BEDROOM 4

Currently used as a family/tv room, this room is normally a downstairs double bedroom. Carpeted floor area and windows to the rear.

BATHROOM

Contemporary fitted bathroom with a shower over the bath, heated towel radiator, wash hand basin in vanity unit and W.C. Tiled walls and flooring. Textured glass window to the side.

GARDENS & DRIVEWAY

There are front and rear landscaped garden areas as well as a monoblock driveway and garage.

HEATING & WINDOWS

Gas central heating & double glazing.



SALES INFORMATION

All fixtures & fittings included.

PROPERTY SUMMARY

An immaculately presented and extended four bedroom detached villa in a quiet cu-de-sac location. The property benefits from having been substantially upgraded from its original format, as well as being situated nearby local schools. Early viewing is advised to avoid disappointment.

AREA SUMMARY

Kilsyth offers a number 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 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 9PH