



KILSYTH

15 LAIRDS HILL COURT

O/o £259,995

Spacious 3 bed detached bungalow in a desirable & family friendly area

Detached home - Views towards Barr Hill - Private gardens - Quiet cul-de-sac location - EER C



- Detached bungalow
- Modern fitted kitchen
- Private driveway
- Three double bedrooms
- Quiet cul-de-sac location
- Landscaped garden areas
- Opportunity to modernise
- Energy efficiency rating C

Nestled within the peaceful and sought-after Lairds Hill Court cul-de-sac in Kilsyth is this **three bedroom bungalow**, offering an opportunity for a buyer to put their own stamp on an excellent home. Presented to the market by award winning local agent Kelvin Valley Properties, this home benefits from its close proximity to local schools, amenities and scenic walks. Internally, there is a large lounge/dining area, a modern fitted kitchen, three double bedrooms and a fitted shower room. Externally, there is a driveway as well as private garden areas to all sides of the property.

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



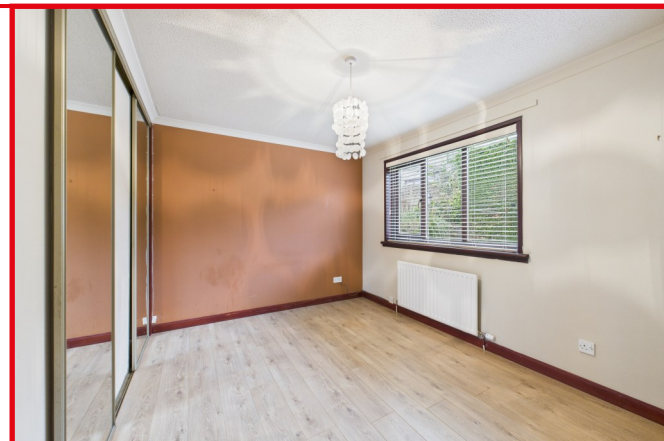
LOUNGE/DINING AREA

Spacious lounge/dining area with windows to the front offering views toward Barr Hill. Electric fireplace with surround. Plenty of space for furniture. Carpeted floor area.



KITCHEN

Attractive fitted kitchen with modern storage units and extensive work surfaces. Integral sink, oven, hob, hood and fridge/freezer. Laminate flooring. Door providing access to the side of the property.



BEDROOM 1

Principle bedroom with fitted wardrobes, offering excellent storage. Windows to the rear. Ample space for bedroom furniture. Laminate flooring in this room.



BEDROOM 2

Another double bedroom with windows to the rear and ample space for bedroom furniture. Fitted storage and laminate flooring.

BEDROOM 3

A third bedroom with a window to the side and fitted wardrobes. Laminate flooring.

SHOWER ROOM

Fitted wet floor shower room with a wash hand basin, heated towel radiator and a W.C. Tiled walls and vinyl flooring. Textured glass window to the side.

GARDENS & DRIVEWAY

There is a driveway as well as private garden areas to all sides of the property.

HEATING & WINDOWS

Gas central heating & double glazing.

SALES INFORMATION

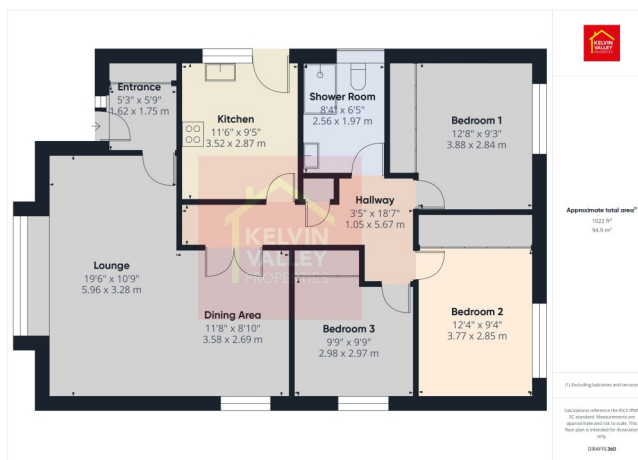
All fixtures & fittings included.

PROPERTY SUMMARY

A spacious three bedroom detached bungalow in the peaceful and sought-after Lairds Hill Court cul-de-sac in Kilsyth. The property boasts a modern fitted kitchen and offers buyers an opportunity to put their own stamp on an excellent home. 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

Office Contact: **John or Paul**

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Reference Number: **K/2743**



Post Code for Sat Nav

G65 9LT