



KILSYTH

ARNCLIFFE, GLASGOW ROAD

O/o £495,000

Stunning 4 or 5 bedroom detached period property in a sought-after location

Stunning period family home - Large rooms & high ceilings throughout - Extensive driveway - Landscaped gardens - EER D

- Stunning period family home
- Large rooms throughout
- Flexible layout depending on needs
- 4 to 6 bedrooms / 2 to 4 public rooms
- Seldom available in the area
- Extensive driveway & garage
- Beautiful Landscaped gardens
- Energy efficiency rating D

It's rare to find a home that perfectly blends timeless character with contemporary luxury - yet this **exceptional five (or even six) bedroom detached period residence** set back from Glasgow Road in Kilsyth, does exactly that. Set within one of the town's most prestigious addresses, this Signature Home offers an outstanding level of space, elegance, and craftsmanship throughout. The lower level welcomes you with a grand lounge featuring a beautiful bay window, a separate formal dining room, a cosy family room/fifth bedroom, a dedicated home office, and a fitted kitchen designed for modern living. A stylish cloakroom completes the ground floor. Upstairs, you'll find four generous double bedrooms, a versatile box room, and a family bathroom. Outside, the sense of quality continues. Substantial landscaped gardens frame the home, complemented by a private patio with a BBQ area - ideal for summer gatherings and quiet relaxation. The extensive driveway and detached garage provide lots of parking. This home truly has to be experienced to be fully appreciated. Early viewing is highly recommended of this remarkable Signature Home. The full property schedule and home report can be accessed via the website.



LOUNGE

Spacious formal lounge with a beautiful bay window allowing plenty of light into the room and offering excellent views to the front. There is a log burner set within an attractive fireplace. Beautiful period cornicing in here and plenty of room for furniture. Engineered oak wood flooring in this stunning room.



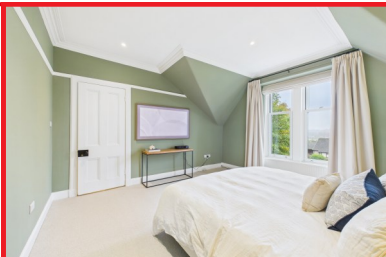
DINING ROOM

Another large public room to the front of the property with a triple window formation allowing in plenty of natural light. Carpeted floor area. Gas fire set within period-style surround. There is plenty of space for a large dining table and chairs in this room, making it ideal for those dinner parties.



KITCHEN

Stunning fitted kitchen with a generous amount of fitted units offering excellent storage, and all appliances are integrated, including a wine fridge. Extensive worksurface on the large island unit, which has an integrated sink with Grohe boiling tap. Bi-folding doors to the side providing direct access to the gardens. Tiled floor.



BEDROOM 1

Huge double bedroom on the upper level with double window to the front. Carpeted floor area. Plenty of space for furniture. Neutral décor. Adjacent to the box room which could be converted to a walk-in dressing room or en-suite if desired. Upgraded spotlights.

BEDROOM 2

Another large double bedroom, also to the front of the property. Triple window allowing plenty of light in. Plenty of space for furniture. Carpeted floor area. Light décor.

BEDROOM 3

A further double bedroom, situated to the rear of the property with a window to the side. Fitted cupboard space in this room. Carpeted floor area.

BEDROOM 4

Also a double bedroom with window to the side. Wall to wall fitted wardrobes offering excellent storage. Carpeted floor area. Could also be used as a large walk-in dressing room due to the fantastic storage on offer.

FAMILY ROOM / BEDROOM 5

Situated adjacent to the kitchen, this flexible room could be used as a family/TV room or alternatively used as a downstairs bedroom should there be a need for one.

BOX ROOM

Useful box room on the upper level, with a window and combed ceiling. Currently used as a cupboard but has potential to be reconfigured to a dressing room or en-suite.

HOME OFFICE / BEDROOM 6

A spacious home office, on the ground floor of the property with window to the side overlooking the patio. Engineered oak wood flooring fitted here. Plenty of space for office furniture. Flexible downstairs room.

BATHROOM

Stunning family bathroom, boasting a beautiful freestanding bath, a separate shower in walk-in enclosure, a W.C. and his & hers wash hand basins set within a period-style unit. Large in size and spectacular to be in.

CLOAKS

Useful downstairs cloaks, accessed from the kitchen, with W.C. and wash hand basin.



GARDENS, GARAGE & DRIVEWAY

Substantial landscaped gardens frame the home, complemented by a private patio with a BBQ area - ideal for summer gatherings and quiet relaxation. The extensive driveway and detached garage provide lots of parking.

HEATING & WINDOWS

Gas central heating & double glazing.

SALES INFORMATION

All fixtures & fittings included with the exception of living room and bedroom two curtains.

PROPERTY SUMMARY

A stunning period property that has been upgraded throughout with a beautiful interior. Situated in a sought-after area amidst mature landscaped gardens. Don't miss this rare opportunity! 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. Major motorway 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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