



KILSYTH

HEATHERYKNOWE, HIGH BARRWOOD ROAD

O/o £395,000

Contemporary 4 bed detached villa surrounded by beautiful countryside

Fully refurbished family home - Peaceful cul-de-sac setting - Driveway & double garage - Contemporary interior - EER C



- Newly refurbished
- Desirable residential pocket
- Large driveway & double garage
- Extensive grounds
- Surrounded by beautiful countryside
- Four bedrooms
- Beautiful contemporary interior
- Energy efficiency rating C

Welcome to Heatheryknowe, High Barrwood Road - one of Kilsyth's most desirable residential pockets, combining modern living with a touch of countryside charm. Presented to the market by award winning local agent Kelvin Valley Properties, this **four-bedroom detached villa** boasts a contemporary and newly refurbished interior. Internally, there are two lounges, a conservatory, a modern fitted kitchen, a utility room, an integral double garage, four bedrooms (all en-suite), a bathroom and a fitted shower room. Externally, the property offers extensive grounds with private garden areas to the front and rear, surrounded by mature greenery and open countryside. The full property details and home report can be accessed on the Kelvin Valley website.



LOUNGE/DINING

A spacious lounge boasting attractive herringbone style flooring and neutral décor. Plenty of space for furniture. Doors providing access to the conservatory. An excellent space to relax or entertain.



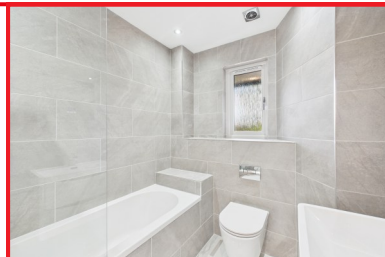
KITCHEN

Attractive fitted kitchen with modern storage units, extensive work surfaces and an integral sink. The range cooker is included in the sale. Tiled flooring. French doors providing access to the rear gardens.



CONSERVATORY

The conservatory offers another great space to relax and unwind. This room again boasts herringbone style flooring and has French doors providing access to the rear garden. Ample space for furniture.



SECOND LOUNGE

There is a second lounge upstairs with Velux windows and carpeted floor area. Plenty of space for furniture.

UTILITY ROOM

The utility room offers base and wall mounted storage units as well as an integral sink and corner storage cupboard. Access to the double garage from here. Appliances included in the sale.

BEDROOM 1 & EN-SUITE

Large double bedroom with windows to the side of the property. Neutral décor and a carpeted floor area. The en-suite is accessed from this room, comprising of a shower in cabinet, wash hand basin in vanity unit, heated towel radiator and a W.C.

BEDROOM 2 & EN-SUITE

Spacious double bedroom with a window to the side and Velux windows to the rear. Carpeted floor area. En-suite with a shower in cabinet, heated towel radiator, wash hand basin in vanity units and a W.C.

SALES INFORMATION

All fixtures & fittings included.

BEDROOM 3 & EN-SUITE

A downstairs bedroom with a carpeted floor area and neutral décor. Windows to the front and side. En-suite with a shower in cabinet, wash hand basin in vanity unit, heated towel radiator and a W.C.

BEDROOM 4 & EN-SUITE

A third double bedroom with windows to the front and a carpeted floor area. Ample space for bedroom furniture. En-suite with a shower in cabinet, wash hand basin, heated towel radiator and a W.C.

BATHROOM

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

HEATING & WINDOWS

Gas central heating & double glazing.

GARDENS, GARAGE & DRIVEWAY

The property offers extensive grounds with private garden areas to the front and rear, surrounded by mature greenery and open countryside. The property also benefits from having a large driveway and an integral double garage. Early viewing is advised to avoid disappointment.

PROPERTY SUMMARY

A contemporary and newly refurbished four bedroom detached villa, situated in a desirable and scenic residential pocket in Kilsyth. The property offers generous living space, extensive grounds and a double garage. 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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