



KILSYTH

2 HIGHLAND PLACE

O/o £315,000

Contemporary 4 bed detached villa in a peaceful and sought-after area

Detached family home - Landscaped South-facing gardens - Private driveway - Contemporary interior - EER C



- Extended detached family home
- Two log cabins, one with Sauna
- Modern open plan living
- Solar panels with battery storage
- Sought-after residential area
- Large south-facing rear garden
- Four bedrooms
- Energy efficiency rating C

Welcome to Highland Place, Kilsyth - a beautifully presented and extended, **four bedroom detached villa** located within one of the town's most desirable residential areas. Presented to the market by award-winning local agent Kelvin Valley Properties, this impressive property has been designed with modern living in mind, featuring a spacious open-plan layout that seamlessly connects the kitchen, dining and living spaces - the perfect setting for both everyday family life and entertaining. The home also offers four bedrooms, a modern shower room and a partially converted loft area. Outside, the property benefits from a private driveway and a front patio, while to the rear and side, there is a log cabin with gym and sauna and a part converted garage used as a games rooms. The large, south-facing rear garden enjoys excellent sunlight throughout the day, offering an inviting space to relax or entertain outdoors. Early viewing is advised to avoid disappointment. The full property details and home report can be accessed on the Kelvin Valley website.



LOUNGE

A spacious lounge boasting attractive contemporary décor accompanied with real wood flooring. Plenty of space for furniture. Patio doors opening out into the South-facing rear garden.



DINING AREA

The dining area sits open plan to both the kitchen and lounge. Carpeted floor area. Plenty of space for dining room furniture. Bi-folding doors facing out into the rear garden.



KITCHEN

Beautiful fitted kitchen with contemporary storage units and work surfaces. Integral sink, microwave/oven, hob and extractor hood. Patio door accessing the rear and additional door to the side. Tiled flooring.



BEDROOM 1

Well proportioned double bedroom with fitted mirrored wardrobes, offering excellent storage. Windows to the front. Part carpeted and part laminate flooring. Ample space for bedroom furniture.

BEDROOM 2

Another double bedroom to the front with carpeted floor area and ample space for bedroom furniture

BEDROOM 3

A third double bedroom with windows to the front and carpeted floor area. Ample space for bedroom furniture.

BEDROOM 4/UTILITY

Originally a bedroom, this room has been converted into a useful utility room by the current owners.

SHOWER ROOM

Modern fitted shower room, with a walk-in shower, heated towel radiator, wash hand basin with vanity units and a W.C. Part wet wall panelled walls.

LOFT AREA

The property offers a partially-converted loft area, which has been sub-divided into two sections. Not officially classed as living accommodation but a fantastic extra upstairs space, with a fitted shower.

GARDENS & LOG CABIN

Outside, the property benefits from a private driveway and a front patio, while to the rear and side, there is a log cabin with sauna and a part converted garage. The large, south-facing rear garden enjoys excellent sunlight throughout the day, offering an inviting space to relax or entertain outdoors.



HEATING & WINDOWS

Gas central heating & double glazing.

SALES INFORMATION

All fixtures & fittings included. Solar panels with battery storage (included in the sale).

PROPERTY SUMMARY

Beautifully presented, extended, and modernised four-bedroom detached home in the highly sought-after Highland Place area of Kilsyth. Boasting a spacious open-plan layout, south-facing garden and a superb log cabins and part converted garage. Homes of this quality and location are rarely available. 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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