



KILSYTH

CASTLEHILL COTTAGE, BY BANTON LOCH

A unique four bedroom detached cottage in an idyllic setting

O/o £289,995

Extended period cottage - Idyllic countryside location - Unique lifestyle opportunity - Fabulous potential - EER E



- Unique lifestyle opportunity
- Seldom available character property
- Idyllic countryside location
- Very close to Banton Loch
- Four large double bedrooms
- Spacious interior / 1955 square feet
- Fabulous potential
- Energy efficiency rating E

Situated very close to Banton Loch within the renowned Colzium Lennox Estate on the edge of Kilsyth, is this **fabulous 4 bedroom detached period property**. Boasting a stunning countryside location and large rooms throughout, this fantastic home has been in the same family ownership for over 70 years and presents potential buyers with a once-in-a-lifetime opportunity to own a property in one of the best locations in the area. Once all the one home, the property has been subdivided into two rental properties in more recent times, but can be easily restored to one large family home, and will be sold as one property on one title. Internally it boasts two lounges, 4 double bedrooms, two kitchens, and two bathrooms. Externally are garden grounds to all sides, a long driveway & a garage.



Rear Lounge (13'10 x 12'1)

There are two lounges in the property. The rear one boasts a log burner, window to the rear, carpeted floor area, and neutral décor.

This large room has plenty of space for furniture and attractive period cornicing.

Lovely functional wooden shutters.



Bedroom 1 (14'2 x 13')

Huge master bedroom on the upper level with bay window to the rear. There are fitted wall to wall wardrobes offering excellent storage. Carpeted floor area. Plenty of space for furniture in this very spacious bedroom. Original wooden door accesses this room.



Kitchen (11'2 x 9'6)

Well-maintained fitted kitchen with high and low level storage units. Extensive worksurfaces with integral sink and hob. The oven is also integrated and the freestanding washing machine and fridge/freezer are included in the sale. Large windows to both side and rear make this a very bright space.



Front Lounge (14'11 x 13')

Accessed from the main hallway, is the front lounge with windows looking out into the front garden and driveway. Log burner. The room would benefit from being redecorated, however is a large space and would house plenty of furniture.

Bedroom 2 (17'3 x 10'3)

Large double bedroom on the upper level, with window to the rear and plenty of fitted storage. Carpeted floor area. Original wooden door.

Bedroom 3 (12'11 x 12'2)

Spacious double bedroom on the lower level, with windows to the front of the property. Plenty of space for furniture. Carpeted floor area.

Bedroom 4 (13'11 x 13'1)

Another double bedroom, again on the lower level. Could also be used as a family or dining room depending on requirements, due to being adjacent to the front lounge. Carpeted. Window to the rear. Plenty of space for furniture. Original cornicing.

2nd Kitchen (13'11 x 9')

Positioned in the single story extension to the side of the property, is the 2nd kitchen. It has fitted storage units, worksurfaces, integral sink, washing machine, fridge/freezer and oven/hob/hood. Window to the front. Space for a small table and chairs.

Downstairs Bathroom (9'1 x 6'9)

Also in the single story extension, on the lower level. Has a bathroom suite consisting of a bath, wash hand basin and W.C. Shower and screen fitted above the bath. Tiled floor area. Textured glass window to the rear.

Upstairs Bathroom (8'1 x 5'10)

Modern fitted bathroom, with bath, wash hand basin and W.C. Shower fitted above the bath. Window to the front allowing natural light in.

Gardens, Garage & Driveway

Gardens to all sides of the property as identified in the title deeds. Driveway to the front and side. Garage to the side. The property has also had the

use of additional grounds outside the boundary of the title for over 70 years but it should be noted that the additional land is not on the title.

Heating & Glazing

Electric heating. Double glazing throughout.

Property Summary

A fantastic lifestyle opportunity in an idyllic countryside location. The property has a large and flexible layout and with a little internal work could be a stunning period family home. Properties like this don't come up very often and this one has been in the same family ownership for over 70 years. Early viewing is advised to avoid disappointment.

Area Summary

Kilsyth offers a number of amenities including shops, health & leisure, primary & secondary schools 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. The property is well placed for commuting.

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 a sonic tape measure 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 are a longstanding 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 Carol**

Reference Number: **K/2415**



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