



KILSYTH

61 LOCHAN ROAD

O/o £235,000

Contemporary 4 bed semi-detached townhouse in a highly sought after area

Beautiful and spacious family home - Flexible layout - South-facing rear garden - Garage & driveway - EER B



- Spacious & modern family home
- Seldom available townhouse
- Attractive modern interior
- Highly desirable development
- Superb views of the Kilsyth Hills
- Integral garage & private driveway
- South-facing rear garden
- Energy efficiency rating B

Boasting an attractive contemporary interior, is this spacious four bedroom semi-detached townhouse in Lochan Road, Kilsyth. Presented to the market by award winning local agent Kelvin Valley Properties, the property is only 6 years old and boasts a south facing garden at the rear and fantastic views of the Kilsyth Hills to the front. It would be ideal for a family looking to for a spacious home in one of the most popular developments in the area. These large townhouses very rarely come onto the open market, so we recommend moving quickly to avoid disappointment. Internally, there is a large lounge, fitted dining kitchen, 4 double bedrooms (master is en-suite), separate utility room, family bathroom and two cloaks. There is also a garage, landscaped gardens, and driveway.



Lounge (16'10 x 12'8)

Spacious lounge with French doors leading onto a balcony to the front. There is also a double window and excellent views of the Kilsyth Hills. Contemporary décor and plenty of space for furniture. Carpeted floor area. Beautiful feature wall with fire & TV both included.



Family / Bedroom 4 (11'6 x 9'10)

A flexible and well-proportioned room on the lower level of the property, which has currently been set out as a family room, however was originally a double bedroom. Boasts attractive luxury vinyl flooring and accesses directly out into the rear garden via French doors.



Kitchen (17'6 x 9'11)

Attractive fitted kitchen with floor and wall mounted storage units and extensive work surfaces. The oven, hob & hood is included in the sale, as is the integrated dishwasher and fridge/freezer. Large open plan dining space with ample room for the family to get together.



Master Bed & En-suite (11'2 x 9'11)

Large double bedroom on the top floor, with walk-in wardrobe and carpeted floor area. En-suite shower room with shower in cabinet, wash hand basin and W.C. Textured glass window to the rear allowing natural light into this space.

Bedroom 2 (10'3 x 8'0)

Large double bedroom to the front, with fitted wardrobes offering excellent storage. Carpeted floor.

Bedroom 3 (9'4 x 8'11)

Spacious double bedroom to the front, with carpeted floor area and fitted wardrobes offering excellent storage.

Bathroom (7'3 x 5'6)

Modern fitted family bathroom, with bath, wash hand basin, and W.C. Shower and screen fitted above the bath. Part tiled walls.

Cloaks 1

Useful downstairs cloaks on the lower level, accessed from the main hallway. With wash hand basin & W.C.

Cloaks 2

On the first floor with wash hand basin and W.C. Part-tiled walls.

Gardens, Garage & Driveway

The rear garden has been landscaped and benefits from two sections - a lower tier which has a large patio and an upper tier which could be further developed similar to other properties in the street that have added large sun terraces / BBQ areas. The rear garden benefits from being South-facing. To the front there is a double width driveway, and an integral garage which could be fully converted similar to other properties in the street, if required.

Heating & Glazing

Gas central heating & double glazing.

Other Information

All fixtures, fittings & floor coverings included. 4 years remaining on the NHBC warranty.

Property Summary

A spacious and beautifully presented semi detached townhouse, in a sought after area. This one benefits from having South facing gardens and an attractive interior. Early viewing of this seldom available property type is recommended 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 close by.

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/2433**



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