



KILSYTH

3 AUCHINVOLE CRESCENT

O/o £284,995

Contemporary 4 bed detached villa in sought after South Dumbreck area

Beautiful detached family home - Flexible layout over two levels - Detached double garage - Landscaped gardens - EER C



- Beautifully presented family home
- Highly sought after area
- Spacious master bedroom
- Superb views to the front
- Adjacent to Nature Reserve
- Flexible layout
- Modern kitchen and bathroom
- Energy efficiency rating C

Situated adjacent to the Dumbreck Nature Reserve in Kilsyth, family homes in this area seldom come onto the market. Buyers won't want to miss this beautifully presented **4 bedroom detached villa** in Auchinvole Crescent, Kilsyth. Presented to the market by award-winning local agent Kelvin Valley Properties, this lovely home has been upgraded throughout and boasts a flexible layout and a contemporary interior. Internally the property has a large lounge, modern fitted kitchen, separate dining room, 4 bedrooms (one used as a home office), a modern family bathroom, downstairs cloaks, and a utility room. Externally there are landscaped gardens to all sides, a detached double garage, and a double driveway. Early viewing of this lovely home is advised to avoid disappointment.



Lounge (13'4 x 12'1)

Spacious lounge with double window formation to the front allowing plenty of light into the room. Wallpapered feature wall and contemporary décor. Carpeted floor area. A lovely room which is ideal for relaxing or entertaining.



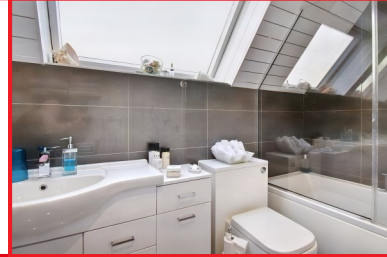
Dining Room (9'0 x 7'3)

Accessed from the main hallway, the spacious dining room fits a large table and chairs and has a window to the side. Laminate flooring laid to floor.



Kitchen (10'8 x 8'10)

Attractive kitchen with contemporary storage units and extensive work surfaces. Integral hob and extractor hood. The oven, grill and microwave are also integrated. Double window to the rear. Tiled floor. Access to the adjacent utility from here.



Master Bed (13'5 x 11'8)

Large double bedroom with fitted wardrobes offering excellent storage. Windows to the front provide superb views across the Nature Reserve. Carpeted floor area. Contemporary décor.

Bedroom 2 (8'11 x 6'8)

Double bedroom to the rear, with window overlooking the back garden. Laminate floor area.

Bedroom 3 (12'3 x 5'10)

Single bedroom to the rear on the upper level, which has currently been converted to a walk-in dressing room but can easily be converted back. Carpeted floor area.

Bedroom 4 / Home Office (11'4 x 7'7)

Flexible downstairs bedroom which can also be used as a family room or home office. Window to the front. Carpeted floor area.

Bathroom (12'3 x 5'10)

Modern and spacious bathroom on the upper level, with bath, wash hand basin with vanity units and W.C. Shower and screen fitted above the bath. Fully tiled. A beautiful family bathroom of high quality.

Cloaks

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

Gardens, Garage & Driveway

Private gardens to all sides, which have been landscaped and designed to be low maintenance. Detached double garage with electrics, which has been floored and lined so could be used for a variety of purposes. Double-width driveway in front of the garage.

Heating & Glazing

Gas central heating & double glazing.

Other Information

All fixture, fittings, and floor coverings included.

Property Summary

Seldom available and beautifully presented 4 bedroom detached villa in sought after South Dumbreck area adjacent to the Nature Reserve. These detached family homes hardly ever come onto the market in the development. 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 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/2441**



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