



Milton of Campsie

13 POPLAR DRIVE

O/o £239,995

Extended 3 bed semi-detached villa in a quiet & sought after area

Large family home - Upgraded throughout - Substantial rear extension - Driveway & garage - Desirable area - EER C



- Extended family home
- Upgraded throughout
- Sought after area
- Garage & driveway
- Fantastic extension to the rear
- Landscaped gardens
- Contemporary interior
- Energy efficiency rating C

Upgraded, extended and boasting contemporary décor throughout, is this **large 3 bedroom semi detached villa**, in sought after Poplar Drive, Milton of Campsie. The property is much larger than others in the area and would be ideal for a family looking for lots of living space and landscaped gardens. Presented to the market by award-winning local agent Kelvin Valley Properties, the property boasts a large lounge with open plan dining area, huge family room extension to the rear, fitted kitchen, and a downstairs cloaks on the lower level. Upstairs are three double bedrooms and an upgraded family bathroom. Externally there are landscaped gardens, a garage, and a monoblock driveway. The full property details and home report can be accessed on the Kelvin Valley website.



Lounge / Dining

Spacious lounge with full-height window formation to the front allowing plenty of light into the room. Feature wall with log burner for those cosy winter evenings. Open plan access to a large dining area. Contemporary décor and attractive wood flooring. Plenty of space for furniture in this large room.



Extension / Family Room

The large extension to the rear of the property creates a fantastic family living space. This large and flexible room is bright and spacious, and can be used for a variety of purposes. There are two sets of French doors providing access to the gardens. A fantastic family space with modern decor.



Kitchen

Modern fitted kitchen with white gloss storage units and extensive work surfaces. Integral range cooker and hob, extractor hood, dishwasher, and sink. Access to the lounge on one side and utility on the other. Open void provides service area into the family room, as well as allowing light in.



Bedroom 1

Large double bedroom with fitted wardrobes offering excellent storage. Windows to the rear overlooking the back garden. Carpeted floor area.

Bedroom 2

Another spacious double bedroom, this time to the front. Again has fitted wardrobes and a carpeted floor area.

Bedroom 3

The smallest bedroom still qualifies as double sized, and it has a window to the rear. Carpeted floor area.

Bathroom

Large and upgraded family bathroom that boasts a bath, wash hand basin in vanity unit, W.C., and a separate rainfall shower in walk-in enclosure. Fully tiled. Textured glass window to the front.

Utility Room

Useful utility room, adjacent to the kitchen. Fitted storage units with worksurface and sink. The American fridge/freezer can be included if desired.

Cloaks

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

Gardens, Garage & Driveway

The rear garden has been landscaped and benefits from decking / patio areas, as well as a section of lawn. Single garage with electrics. Monoblock driveway to the front.



Sales Information

All floor coverings, light fittings and blinds included in the sale.

Property Summary

Substantially extended and upgraded 3 bedroom semi-detached villa in a sought after area. The large family room to the rear is a fantastic addition and makes a huge difference to the size of this family home. Early viewing of this one is advised to avoid disappointment.

Area Summary

Milton of Campsie is a popular village at the foot of the Campsie Hills, close to Kirkintilloch. There are a few local amenities in the village, including shops and a primary school. Nearby Kirkintilloch has a lot more amenities including shops, health & leisure, good quality schooling and sports facilities, as well as a number of historic tourist attractions.

Heating & Glazing

Gas central heating & double glazing.

Viewings

By appointment only
through Kelvin Valley Properties

Office Contact: **John or Paul**

Reference Number: **K/2477**

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



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