



KILSYTH

MILLBANKS, TAK-MA-DOON ROAD

O/o £269,000

Traditional 4 bed detached house amidst large grounds, with huge potential

Huge plot/gardens (0.8 acre) - Development potential - Driveway & garage - Large rooms - Incredible opportunity - EER F



- Development potential
- Huge grounds
- Sought-after area
- Large existing house
- Driveway and garage
- Fantastic opportunity
- Close to golf course & countryside
- Energy efficiency rating F

Situated in one of the most sought-after parts of Kilsyth is 'Millbanks', a **large 4 bedroom detached house** in mid century modern style, set amidst substantial grounds. Constructed in 1962, the house sits near the Kilsyth Lennox Golf Course and also close to the Colzium Lennox Estate. This spacious family home requires upgrading, however it has fantastic development potential. With the opportunity to build on the site (subject to local planning consents), the property is likely to attract interest from developers and investors, as well as family buyers keen to take on a project to create a fantastic family home. Opportunities like this very rarely come up on the open market, so early viewing is advised to avoid disappointment. The current house has 4 bedrooms, a large lounge, separate dining room, kitchen, utility room, main bathroom and two cloaks, one upstairs and one downstairs. Externally are substantial grounds extending to 0.8 acre, as well as two garages and an extensive driveway.



Lounge

Spacious lounge with huge window to the rear looking out across the vast gardens whilst also allowing plenty of natural light into the room. Real wood flooring as well as a feature wall with wood panelling. Access to both the main hallway and dining room from here. Plenty of space for furniture.



Dining / Family Room

Situated between the lounge and kitchen is this spacious family dining room. Boasting a large window to the rear, service hatch to the kitchen, and real wood flooring, this fantastic space comfortably houses a large table and chairs. Perfect for those dinner parties!



Kitchen

Traditional fitted kitchen with storage units and two extensive work surfaces. Integral sink. The appliances can be included in the sale if desired (without warranty). Window to the rear and service hatch to the dining room. Large walk-in pantry cupboard.



Bedroom 1

Large double bedroom with fitted wardrobes offering excellent storage. Triple window to the rear overlooking the vast back garden. Carpeted floor area. Plenty of space for furniture in this huge room.

Bedroom 2

Another large double bedroom to the rear, again with fitted wardrobes offering plenty of storage. Cork tiled floor area.

Bedroom 3

Double bedroom to the rear, with window and fitted wardrobes. Carpeted floor area. Fitted wardrobes.

Bedroom 4 / Office

Flexible room on the lower level of the property, which has been used as a home office but can also be a 4th bedroom or family room. Double window to the front. Panelled walls. Fitted office furniture.

Main Bathroom

Fitted bathroom on the upper level, with bath, separate walk-in shower, and wash hand basin. Part tiled walls. Large storage cupboard.

Upstairs Cloaks

On the upper level, with wash hand basin & W.C.

Downstairs Cloaks

On the lower level at the end of the main hallway, with wash hand basin & W.C.

Utility Room

Large utility, adjacent to the kitchen with plenty of fitted storage and sink. Window to the side.

Heating & Glazing

Electric heaters in parts of the property. Electric underfloor heating in some areas. Will require upgrading. Mostly double glazing.

Gardens, Garage & Driveway

Huge mature gardens to all sides, extending to approx. 0.8 acre in size. Both the front and rear gardens have large areas of lawn. There are two garages, one double and one single, to the side of the property. Long sweeping driveway to the front.

Sales Information

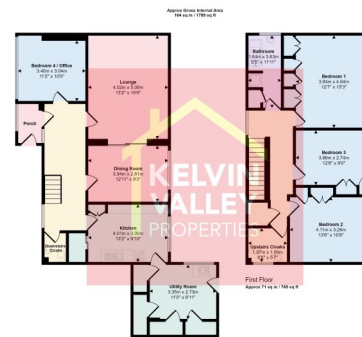
All floor coverings, fixtures and fittings included in the sale. No warranty with any appliances.

Property Summary

A once-in-a-lifetime opportunity to acquire a large traditional home on a huge plot, in one of the most sought-after parts of Kilsyth. There is huge scope for development with this one, and we recommend viewing early 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.



Ground Floor
Approx 87 sq m / 930 sq ft

Viewings

By appointment only
through Kelvin Valley Properties

Office Contact: John or Paul

Reference Number: K/2446

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.

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