



KILSYTH

18 PAPSTONE PLACE

O/o £204,995

Seldom available 3 bedroom semi-detached villa in a sought after area

Private gardens & driveway - Contemporary interior - Situated in a desirable location - Energy Efficiency Rating C



- Three bedrooms
- Contemporary interior
- Private gardens & garage
- Driveway with electric gates
- Adjacent to Colzium Estate
- Seldom available property
- Highly sought after area
- Energy efficiency rating C

Kelvin Valley Properties present to market this seldom available three bedroom semi detached villa in the sought after Cavalry Park development in Kilsyth. Boasting a contemporary interior and private gardens, this family home is ideal for the discerning buyer looking for modern accommodation in a desirable area. Internally the property boasts a spacious lounge, modern fitted dining kitchen, three bedrooms, family bathroom and downstairs cloaks. Externally there is a monoblock driveway with electric gates, private gardens to front and rear and a large garage. Early viewing of this upgraded and seldom available property type is advised to avoid disappointment.



Lounge (14'9 x 12'5)

Spacious lounge with laminate flooring and contemporary décor. Plenty of space for furniture in this bright room. Double window to the front. Double doors lead to the adjacent kitchen on one side of the room and a single door on the other side leads to the lower hallway.



Kitchen/Dining (15'9 x 10'9)

Modern fitted gloss kitchen with high and low level storage units and extensive work surface. Comprises integral oven, hob & hood, fridge/freezer. Spacious dining area for family gatherings. French doors access the rear garden. Laminate flooring.



Master Bedroom (10'9 x 8'11)

Spacious master bedroom with triple window to the rear allowing plenty of light into the room. Contemporary décor with wallpapered feature wall. Fitted wardrobes offering excellent storage. Carpeted floor area.



Bedroom 2 (9'4 x 7'9)

Another double bedroom, again with fitted wardrobes and carpeted floor area. French doors with Juliet balcony to the front.

Bedroom 3 (7'5 x 6'10)

The third bedroom is carpeted and has a double window to the front. Carpeted floor area. Useful storage cupboard.

Bathroom (6'4 x 6'3)

Modern fitted bathroom with bath, wash hand basin and W.C. Electric shower and shower screen fitted above the bath. Tiled floor and part-tiled walls. Large fitted mirror. Textured glass window to the rear allows natural light in.

Cloaks

Useful downstairs cloaks with W.C, and wash hand basin. Tiled floor.

Sales Information

All floor coverings, light fittings and blinds included in the sale. Also included is Hikvision 4k cameras with monitor, covering entire external house and can be connected to mobile devices.

Gardens, Garage & Driveway

Spacious monoblock driveway to the rear, accessed by electric gates. Garage to the side with electric roller door. Private front & rear gardens.

Heating & Windows

Gas central heating. Double glazing.

Property Summary

Contemporary three bedroom semi-detached villa in the sought after Cavalry Park development in Kilsyth. This one benefits from having private gardens to front and rear, as well as a garage, electric gates and private parking. Early viewing is advised to avoid missing out.

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. All major motorway networks are only a short drive away, as are Loch Lomond and the Trossachs and many more scenic locations.

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/2439**



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