



KILSYTH

24 LADESIDE DRIVE

O/o £279,995

Contemporary 4 bed detached villa in quiet & sought after cul-de-sac

Detached family home - Large rooms throughout - Driveway, garage & gardens - Two En-Suites - EER C



- Detached family home
- Quiet & desirable cul-de-sac location
- Large rooms throughout
- Private gardens, garage & driveway
- Two bedrooms are en-suite
- Gas central heating & double glazing
- Close to countryside & walks
- Energy efficiency rating C

Properties in Ladeside Drive in Kilsyth very rarely come up for sale, which is why buyers in the market for a family home won't want to miss this **spacious four bedroom detached villa**. Boasting large rooms throughout, this fantastic property is situated at the end of the cul-de-sac in a great location close to the Colzium Lennox Estate.

Presented to the market by award winning local agent Kelvin Valley Properties, the property internally boasts a large lounge, open plan dining room, fitted breakfasting kitchen, four double bedrooms (two with en-suite), a large family bathroom, a utility room, and a downstairs cloaks. Externally there is a single garage (with conversion potential), landscaped gardens to all sides, and a wide driveway. Full details & home report can be accessed on the Kelvin Valley website.



Lounge

Huge lounge with quad window formation to the front allowing plenty of light into the room. Fire set within surround, included in the sale. Carpeted floor area. Plenty of space for furniture. Open plan access to the dining area from here.



Family Room / Bedroom 4

Flexible 4th bedroom (double size), currently used as a family room. Triple window to the front. Carpeted floor area. This flexible room is accessed from the main hallway and would also make a great home office for anyone working from home.



Breakfasting Kitchen

Spacious fitted kitchen with plenty of floor and wall mounted storage units. Extensive work surface with integral sink. The oven/grill/hob/extractor are all integrated and included in the sale. Triple window to the rear. Tiled floor. Plenty of space for a large dining table & chairs. Patio doors to garden.



Dining Room

Open place from the lounge, with plenty of space for a large table and chairs. Benefits from also being adjacent to the kitchen - a fantastic space!

Bedroom 1 & En-suite

Huge master bedroom with triple mirrored wardrobes offering excellent storage. Carpeted floor area. Windows to the front. En-suite shower room with shower in cabinet, wash hand basin & W.C.

Bedroom 2 & En-suite

Another huge double bedroom, again with en-suite shower room. Carpeted floor area. This time has a window to the rear overlooking the back garden. Fitted wardrobes offering excellent storage.

Bedroom 3

Double bedroom on the upper level with fitted mirrored wardrobes. Laminate flooring. Triple window to the front.

Bathroom

Large bathroom with corner bath, wash hand basin and W.C. Vinyl flooring. Textured glass window.

Cloaks

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

Gardens, Garage & Driveway

Landscaped and flat gardens to all sides, including two enclosed areas ideal for children / pets. The rear garden in particular is very secluded and private, and also boasts a patio area.

Heating & Glazing

Gas central heating & double glazing.

Sales Information

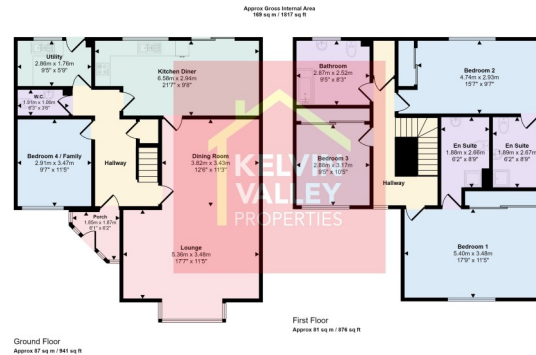
All fixtures, fittings and floor coverings included.

Property Summary

A large detached family home in a sought-after cul-de-sac of private villas. This one benefits from having large rooms throughout and two of the bedrooms having en-suites. Buyers in the market for a spacious family home won't want to miss this rare opportunity to acquire one in a fantastic location. 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 nearby.



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

Viewings
By appointment only
through Kelvin Valley Properties

Office Contact: **John**
Reference Number: **K/2454**



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