



KILSYTH

BETHEL, HIGH BARRWOOD ROAD

O/o £335,000

Contemporary 5 bed detached villa on a large plot, in a sought after area.

Large detached family home - Quiet location adjacent to countryside - Double garage & driveway - Two en-suites - EER C



- Substantial detached family home
- Quiet location next to countryside
- Five bedrooms (two are en-suite)
- Double garage / monoblock driveway
- Large gardens to three sides
- Bathrooms upgraded in recent times
- Fantastic views to the rear
- Energy efficiency rating C

Situated adjacent to open countryside at the end of a quiet cul-de-sac with only two properties in it, is this **substantial five bedroom detached villa** just off High Barrwood Road, Kilsyth. Presented to the market by award-winning local agent Kelvin Valley Properties, the property has been upgraded in recent times and boasts a spacious family-sized interior as well as large gardens. Internally the property has a large lounge, separate dining room, fitted kitchen, utility room, and downstairs cloaks on the lower level. Upstairs are five bedrooms (two are en-suite) and an upgraded family bathroom. Externally there are large gardens to three sides, a monoblock driveway and double garage with electric door. The full property details and home report can be accessed on the Kelvin Valley website.



Lounge

Huge lounge with bay-style window to the front and triple window formation to the rear, both allowing plenty of light into the room. Modern décor and carpeted floor area. Superb log burner for those cosy winter nights. This fantastic and bright space is ideal for relaxing or entertaining.



Dining Room

Situated adjacent to the kitchen and also accessed from the main hallway, is this spacious dining room with plenty of space for a large table and chairs. Benefits from having real wood flooring, neutral décor, and French doors to the rear leading out onto a patio.



Kitchen

Large fitted kitchen with plenty of storage units and extensive work surface with Belfast-style sink. Windows to side and rear. Range cooker and fridge/freezer included in the sale. Fitted breakfast bar. Windows to both side and rear make this another bright room.



Bedroom 1 & En-suite

Large double bedroom with fitted wardrobes offering excellent storage. Window to the front. Carpeted floor area. En-suite with shower in enclosure, wash hand basin and W.C.

Bedroom 2 & En-suite

Another large double bedroom, again with window to the front. This bedroom also has fitted wardrobes and an en-suite with shower in cabinet, wash hand basin and W.C.

Bedroom 3

Spacious double bedroom to the rear with fantastic views across open countryside. Fitted wardrobes.

Bedroom 4

Double bedroom to the rear with fitted storage and great countryside views. Carpeted floor area.

Bedroom 5

The smallest bedroom still comfortably houses a double bed, and also has a storage cupboard. Could also be used as a home office with a fantastic view!

Bathroom

Upgraded main family bathroom, with bath, separate shower in enclosure, wash hand basin in vanity unit and W.C. Textured glass window to side.

Cloaks

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

Utility

Useful utility room adjacent to the kitchen, with storage units, work surface, sink, and space for W/M.

Sales Information

All fixtures & fittings included.



Gardens, Garage & Driveway

Large gardens extending to three sides. Huge area of lawn, ideal for children and pets. There is also a patio and section of decking. Two sides of the garden back onto countryside. Double garage with electric door. Sizeable monoblock driveway.

Heating & Glazing

Gas central heating & double glazing.

Property Summary

A substantial detached villa on a fantastic plot, backing onto countryside. Boasts a large interior and considerable gardens. Several parts of the property have been upgraded by the present owners. Early viewing is highly recommended.

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 or Paul

Reference Number: K/2473



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