



5 WESTFIELD ROAD, KILSYTH

O/o £109,995

Kelvin Valley Properties are delighted to bring to the market this family-sized **three bedroom terraced house** on popular Westfield Road in Kilsyth. Situated in a quiet cul-de-sac of only a few properties off the main road, this spacious family home boasts private gardens, with the opportunity to create a driveway like neighbouring properties. Internally there are three double bedrooms, a fitted dining kitchen, large lounge and main bathroom. There is also a small cloak on the top floor accessed via the master bedroom. Externally there are gardens to front and rear.



- Situated in a quiet cul-de-sac
- Private front and rear gardens
- Three double bedrooms
- Potential to create driveway

- Spacious family home
- Double glazing
- Gas central heating
- Energy efficiency rating C

Local Office: 23 Main Street, Kilsyth, Near Glasgow, G65 0AH
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Entrance

From the roadside, the pathway leads to the front door, passing by the front garden.

Reception

The quality front door leads into the hallway which accesses the lounge to the right and the staircase to upstairs is directly ahead.

Lounge (16'7 x 10'7)

Spacious living room with triple window to the front. Plenty of space for furniture. Carpeted floor area. A bright and spacious room to the front of the house, ideal for entertaining or relaxing.

Dining Kitchen (14'7 x 8'3)

Large fitted kitchen with plenty of space for dining. Patio doors lead out into the rear garden from here and also allow plenty of light into the room. There are plenty of fitted kitchen units and an extensive work surface with integral sink and hob. The oven/hob/hood is integrated and included in the sale. Tiled floor.

Bedroom 1 (16'9 x 11'3)

The largest bedroom is on the top floor, with two velux windows to the front. Carpeted floor area. Access to a small cloak. Ample space for furniture.

Bedroom 2 (12'0 x 10'4)

Also a double bedroom, this time on the first floor. Also has views to the front. Wardrobe space. Laminate flooring.

Bedroom 3 (12'1 x 8'5)

Double bedroom to the rear with laminate flooring and fitted storage space. Ample space for a double bed and furniture.

Bathroom (7'7 x 6'1)

Fitted bathroom comprising of a suite with corner bath, wash hand basin and W.C. Mixer shower fitted above the bath. Textured glass window to the rear allowing natural light into the room. Tiled walls and floor.

Heating & Double Glazing

Gas central heating. The property benefits from double glazing.

Gardens

Private front and rear gardens. The front garden has the potential to create a driveway similar to neighbouring properties. The rear garden has a section of lawn and a shed.

Property Summary

A spacious family home over 3 levels, situated in a quiet cul-de-sac off popular Westfield Road. Would benefit from some redecoration in areas, however there is the potential to add value by modernising as well as adding a driveway to the front. Early viewing is recommended to avoid disappointment - don't miss this one!

Area Details

Kilsyth offers a number of amenities including shops, health & leisure, primary & secondary school 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/2164**



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