



KILSYTH

SMITHYHILL, BALCASTLE ROAD

O/o £319,000

Stunning 4 bedroom detached villa with garage & spacious interior

Spacious family home - 4 bedrooms & 2 en-suites - Beautiful modern interior - Energy Efficiency Rating C



- Stunning family home
- Quiet & sought after area
- Four double bedrooms
- Two En-Suites
- Large driveway & garage
- Landscaped gardens
- Contemporary décor
- Energy efficiency rating C

Kelvin Valley Properties are delighted to bring to market this **stunning four bedroom detached villa** on Balcastle Road in Kilsyth. Boasting a beautiful modern interior as well as attractive landscaped gardens, this property is a fabulous home in a quiet area. Internally the property has four double bedrooms (two with en-suites), a large lounge with dining area, a stunning modern fitted kitchen, a West-facing sun room, a main family bathroom, and a utility room. Externally there are private landscaped gardens to all sides, as well as a garage with electrics, and an extensive driveway with room for several vehicles. We expect this lovely property to be popular - please act quickly to avoid disappointment!



Dining Kitchen (19'4 x 14'5)

Spacious dining kitchen. This kitchen was upgraded in recent years and boasts modern high gloss units with extensive worksurface. Integral sink, single oven, microwave, hob, hood & dishwasher and freestanding fridge/freezer. Window to rear and French doors opening into the garden.



Lounge / Dining (28'0 x 15'8)

Large lounge with open plan dining area, with plenty of room for both living room and dining furniture. Attractive laminate flooring. The fire and attractive surround are included in the sale. Contemporary décor with wallpapered feature wall.



Main Bathroom (9'5 x 8'8)

Spacious family bathroom, with large bath, separate shower in enclosure, wash hand basin and W.C. Fully tiled. Heated chrome towel radiator. Window to the side allowing natural light into the room.



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PROPERTIES**



Master & En-Suite (15'9 x 13'5)

Large master bedroom with three windows to the front allowing plenty of natural light into the room and offering excellent views. Fitted wardrobes providing excellent storage. En-suite shower room with shower in cabinet, wash hand basin and W.C.

Bedroom 2 (17'0x 14'7)

Double bedroom, with three windows to the rear. Fitted wardrobes and a large walk-in cupboard. Carpeted floor area.

Bedroom 3 (15'6 x 10'4)

Another double bedroom, this time with window to the side. Laminate flooring.

Bedroom 4 & En-Suite (14'5 x 12'1)

Double bedroom on the ground floor with en-suite shower room. Carpeted floor area. Window to the side. Currently used as a family room.

Sun Lounge (12'1 x 7'9)

Bright sun lounge with windows to both side and front allowing plenty of natural light into the room. Excellent views down the valley. A beautiful room in which to relax in and enjoy the sunset.

Utility Room (11'7 x 7'0)

Accessed from the entrance hallway adjacent to the kitchen, this useful room boasts fitted storage and a back door leading out into the rear garden.

Heating & Windows

Gas central heating with combi boiler. Double glazing throughout.

Gardens, Garage & Driveway

Private landscaped gardens to all sides. Garage with electrics. Extensive driveway with space for several vehicles. The rear garden contains decking, an area of lawn, a patio and a garden shed.

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

Additional Information

All floor coverings, light fittings and blinds are included.

Property Summary

A stunning four bedroom detached house in a quiet residential area of only a handful of properties. Boasts a beautiful modern and spacious interior as well as landscaped gardens. Early viewing is advised to avoid disappointment, this is a fabulous family home and we expect it to be popular!

Area Summary

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 (M80, M9, M8) are only a short drive away. There are many walks nearby including along the Forth & Clyde canal, Bar Hill / Antonine Wall, Banton Loch, the Colzium Lennox estate & the Burngreen Park.

Viewings

**By appointment only
through Kelvin Valley Properties**

Office Contact: John or Carol

Reference Number: K/2135



Post Code for Sat Nav

G65 9LA