

Kelvin Valley Properties are delighted to bring to the market this spacious and seldom available **three bedroom semi detached** house in the popular village of Twechar. Situated in a quiet street with large gardens, this property could make an ideal family home for the buyers. Internally there are three double bedrooms, a fitted kitchen, large lounge, fitted bathroom and three double bedrooms upstairs. The property boasts private front, side and rear gardens, with the rear garden being particularly spacious. Early viewing is advised to avoid disappointment.



- Spacious family home
- Three bedrooms
- Fitted bathroom and kitchen
- Double glazing & gas central heating
- Large gardens, especially to the rear
- Recently roughcasted
- Affordable price
- Energy efficiency rating D



## Entrance

From the roadside, the pathway leads through the front garden to the front door.

## Reception

The quality front door leads into the wide hallway which accesses the lounge and bathroom, as well as providing storage cupboards.

## Lounge ( 19'3 x 11'4 )

The particularly spacious living room is dual aspect with windows to both front and rear allowing plenty of light into the room. The floor area is carpeted, and there is ample room for furniture. The fire and surround are included in the sale.

## Kitchen ( 9'4 x 7'7 )

Fitted kitchen with ample base and wall mounted storage units. Worksurface with integral sink. Window to the side and there is a back door leading out into the rear garden. Tile effect laminate flooring.

## Bedroom 1 ( 13'1 x 12'0 )

The master bedroom is spacious and has a large window overlooking the rear garden. Laminate flooring. Fitted wardrobes offering excellent storage.

## Bedroom 2 ( 12'8 x 8'6 )

This is also a spacious double bedroom, this time with window to the front. The floor area in this room is carpeted.

## Bedroom 3 ( 9'1 x 7'6 )

Bedroom with window to the rear and fitted wardrobes offering storage. Laminate flooring.

## Bathroom

Well-equipped bathroom with fitted suite comprising of bath, wash hand basin and W.C. There is also a shower in separate enclosure. Window to the side.

## Gardens

Private gardens to both front, side and rear. The rear garden is especially large and has been landscaped. Shed included.

## Heating & Windows

Gas central heating. Double glazing throughout.

## Property Summary

A fabulous opportunity to acquire a spacious 3 bedroom semi detached house in a quiet village location. Could make an ideal family home and is offered at an affordable price. Early viewing is advised to avoid missing out!

## Area Details

Twechar is a small and quiet village on the tip of East Dunbartonshire with a local primary school and a couple of village shops, as well as a popular community hall with sports facilities. The nearby Towns of Kilsyth and Kirkintilloch offer a wider range of amenities. Close to Croy Train Station and M80 motorway for commuting.

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.

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## Viewings

**By appointment only  
through Kelvin Valley Properties**

Office Contact: **John or Andy**

Reference Number: **K/2005**



**Post Code for Sat Nav**

**G65 9QF**