



KILSYTH

19 LOCHAN ROAD

O/o £285,000

Contemporary 4 bed detached villa with extension, in highly sought-after area

Extended detached family home - Beautiful contemporary interior - Driveway, garage & gardens - Energy Efficiency Rating C



- Extended family home
- Highly sought after area
- Beautiful contemporary interior
- Private gardens, garage & driveway
- Close to many walks & countryside
- Immaculately presented
- Seldom available
- Energy efficiency rating C

Situated in the sought after Burngreen Brae development constructed in recent times by Dawn Homes, these family homes seldom come onto the market. Buyers won't want to miss this stunning **extended 4 bedroom detached villa** in Lochan Road, Kilsyth. Presented to the market by award-winning local agent Kelvin Valley Properties, this beautiful family home has been extended and upgraded throughout. Internally the property has a large lounge, fitted dining kitchen, a spacious sun room, four bedrooms (master is en-suite), a main bathroom, downstairs cloaks, and a utility room. Externally there are landscaped gardens to all sides, a garage and a driveway.



Lounge (12'7 x 10')

Well-proportioned lounge with triple window formation to the front allowing plenty of natural light into the room. Carpeted floor area and wallpapered feature wall. Ample space for two sofas as well as other lounge furniture. A lovely room in which to relax or entertain.



Sun Room (13' x 10'3)

The large extension to the rear of the property houses a beautiful sun room. It has windows to all sides and French doors leading out into the garden. The floor area is tiled. A fantastic additional room to sit in, with easy access to the garden.



Kitchen / Dining (20'11 x 12'3)

Attractive modern fitted kitchen with storage units and extensive worksurfaces. Integral sink and extractor hood. The sink, hob, oven and extractor hood are all integrated. Tiled floor. Open plan access to a spacious dining area with feature wall. The wall mounted TV is included.



Master Bed & En-suite (13'4 x 12'1)

Large double bedroom with fitted wardrobes offering excellent storage. Windows to the front. Carpeted floor area. The wall mounted TV is included in the sale. En-suite shower room with shower in cabinet, wash hand basin and W.C. Accessed from the main hallway.

Bedroom 2 (12'5 x 12'4)

Large double bedroom to the front, with fitted wardrobes offering excellent storage. Carpeted floor area and contemporary décor.

Bedroom 3 (13'5 x 12'2)

Spacious double bedroom to the rear, currently used as a home office. Carpeted floor area. Fitted wardrobes.

Bedroom 4 (10'7 x 10'5)

The smallest bedroom can still house a double bed if required. Carpeted floor area. Window to the rear.

Bathroom (9'2 x 7'3)

Contemporary fitted bathroom with suite comprising of a bath, wash hand basin in vanity unit and W.C. There is also a mixer shower in a walk-in enclosure. Part tiled walls and tiled floor. Textured glass window to the rear.

Cloaks

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

Gardens, Garage & Driveway

The rear garden has been landscaped and benefits from patio areas and a lawn. Movable potted plants not included in the sale. There is an integral garage which can be easily converted to create an additional room if required.

Heating & Glazing

Gas central heating & double glazing.

Property Summary

Extended and upgraded 4 bedroom detached villa in walk-in condition, in the sought after Burngreen Brae development in Kilsyth. Benefits from having a contemporary interior as well as the addition of a large sun room and future option to convert the garage to create even more living space. The property is situated a short walk from the centre of Kilsyth and easy access to all local amenities as well as lots of countryside walks. Early viewing is advised to avoid disappointment.

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. Major motorway networks close by.

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: **K2289**



Post Code for Sat Nav

G65 0ES