



**KILSYTH**

**GARRELL HOUSE, 34 GLASGOW ROAD**

**O/o £299,995**

*Magnificent 4 bedroom lower conversion with beautifully-presented interior*

Stunning period property - Private landscaped gardens - Immaculate interior - Garage, stable block & driveways - EER D





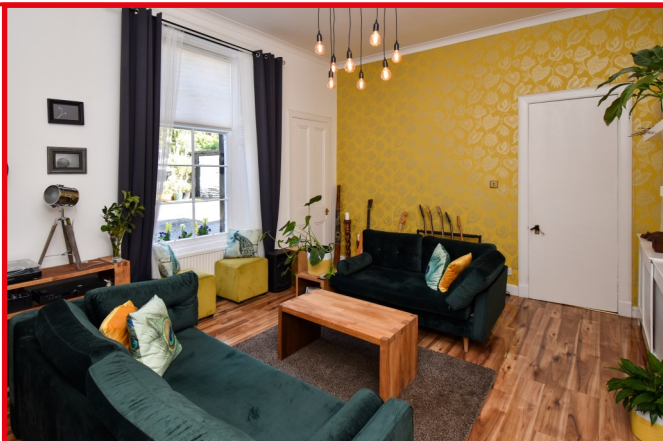
- Magnificent period property
- Modern interior
- Private landscaped gardens
- Sought after location
- Garage and former stable block
- Stunning master bedroom
- Spacious rooms and high ceilings
- Energy efficiency rating D

The large period properties on Glasgow Road in Kilsyth don't come onto the market very often, and buyers won't want to miss this **magnificent four bedroom lower conversion** with a stunning interior and landscaped gardens. Boasting large rooms throughout and having been substantially upgraded by the present owner, the property has to be seen in person to be fully appreciated. Early viewing is highly recommended to avoid disappointment. Internally the property boasts a huge lounge, newly fitted dining kitchen, four double bedrooms (master in en-suite and bedroom 4 used as a family room), a stunning contemporary bathroom, and a separate cloak. Externally there are private sections of gardens to both front and rear, as well as a shared driveway and a detached former stable block with garage. Stunning!



**Lounge ( 17'2 x 15'5 )**

Huge lounge with period features and bay window to the front. Open fire set within beautiful fireplace. Stunning cornicing and décor. Plenty of space for both living and dining furniture. Real wood flooring. A beautiful room in which to relax or entertain guests, right in the heart of the home.



**Family Room / Bed 4 ( 15'9 x 13'6 )**

A very flexible and spacious room, to the rear of the property. Originally the 4th bedroom, the current owners have utilised it as a sitting/music room. Window to the rear. Beautiful décor and attractive wooden flooring.



**Dining Kitchen ( 14'7 x 11'2 )**

Stunning newly fitted kitchen with windows to both side and rear allowing plenty of light into the room. Fitted storage units with beautiful work surface containing integral sink. Range cooker and integrated dishwasher included in the sale. There is a large walk-in storage cupboard and a moveable breakfast bar. Immaculate!



### Bedroom 1 ( 15'7 x 15'5 )

Huge double bedroom to the front of the property, with windows to both front and side. This magnificent bedroom contains a log burner and a fitted cupboard, as well as a real wooden floor. Plenty of space for furniture in this very large bedroom.

### Bedroom 2 & En-suite ( 12'2 x 11'9 )

Spacious double bedroom with window to the rear. Boxed window seat. Carpeted floor area. Access to an en-suite shower room from here, with walk-in shower and wash hand basin.

### Bedroom 3 ( 12'1 x 9'4 )

Another double bedroom, this time to the front of the property. Boasts attractive décor and a carpeted floor area.

### Cloaks

Useful cloaks, accessed from the side hallway and adjacent to the side door. Wash hand basin & W.C.

### Bathroom ( 8'4 x 8' )

Stunning fitted bathroom, with freestanding bath, wash hand basin with vanity units and W.C. Part tiled feature wall and laminate flooring. Textured glass window to the rear which allows natural light into the room.

### Gardens, Garage & Outbuildings

Beautiful landscaped gardens, with substantial private sections to front, side and rear. Shared driveways to both front and rear. The front driveway starts shared and then branches into two sections and the left-hand side is owned by this property. There is a private patio and section of garden to the left hand side of the house and the stable block with garage also belongs to this property. The gardens are well stocked with a wide variety of plants and shrubs and the greenhouse in the rear garden is included in the sale.

### Other Information

All floor coverings, light fittings and blinds included.

### Heating & Glazing

Gas central heating with new combi boiler. A mixture of double glazing and single glazed sash windows throughout.

### Property Summary

Substantially upgraded lower conversion, in a sought-after location. The property has been upgraded throughout by the current owner and is presented in walk-in condition. Large rooms throughout and landscaped gardens. 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](http://www.tpos.co.uk)

### Viewings

By appointment only through  
Kelvin Valley Properties

Office Contact: John or Carol

Reference Number: K/2374



Post Code for Sat Nav

**G65 9AD**