



KILSYTH

66 CASTLEHILL VIEW

O/o £299,995

Completely renovated 5 bed detached villa with stunning interior

Immaculate family home - Almost 2,000 square feet in size - Superb views to the rear - South-facing rear garden - EER D



- Stunning family home
- Has been completely refurbished
- Fantastic views to the rear
- South-facing rear garden
- Flexible split-level layout
- Unique opportunity
- Sought-after area
- Energy efficiency rating D

Having undergone complete renovation, this **stunning five bedroom family home** in Castlehill View in Kilsyth is the ideal buy for a family looking to move straight into a property in walk-in condition. Boasting fabulous views to the rear, this split-level villa is deceptively spacious and extends to almost 2,000 square feet in size. Presented to the market by award-winning local agent Kelvin Valley Properties, the renovation has been completed to a high standard, ensuring that this is one of the best homes available in the local market. Internally the property has a large lounge, five double bedrooms (master is en-suite), a newly fitted dining kitchen, separate utility room, main bathroom, separate cloaks, and plenty of storage throughout. Externally there are private gardens and a driveway.



Lounge (15'9 x 14'9)

Spacious lounge with two triple window formations to the rear, offering exceptional views across the Kelvin Valley. The room is bright and South-facing, and also boasts an open fire as well as laminate flooring and light neutral décor. Plenty of space for furniture in this huge room.



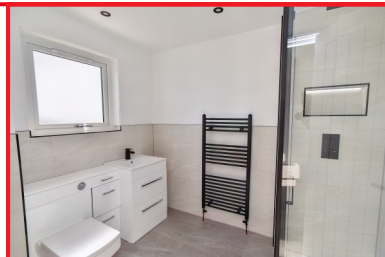
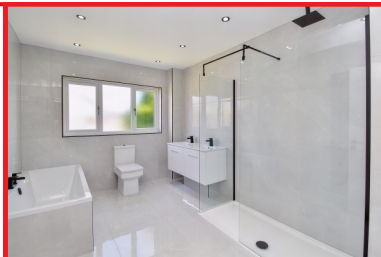
Family Room / Bed 5 (14'9 x 11'5)

A large and flexible room on the lower level, with French doors opening out directly into the rear garden. Boasts laminate flooring and fresh neutral décor. Could be used as a 5th bedroom, family room, or even a luxurious home office. A fantastic space with direct access out into the rear garden.



Kitchen / Dining (20'11 x 13' max)

Newly fitted kitchen with beautiful fitted storage units and extensive worksurface. Integral oven, hob, hood, fridge and freezer. Triple window to the rear. Back door to the gardens from here. Large open plan dining area with wall to wall fitted storage. Access to the utility room from here.



Master Bed & En-suite (14'11 x 11'5)

Large double bedroom on the upper level, with stunning views over the town and across the Kelvin Valley. Carpeted floor area. Direct access to the newly fitted en-suite which boasts shower in cabinet, and wash hand basin and cloaks within vanity units.

Bedroom 2 (15'7 x 10'4)

Large double bedroom to the front, with plenty of room for furniture. Newly carpeted and freshly decorated.

Bedroom 3 (15'5 x 10'6)

Another large double bedroom to the front. Again this room has been decorated and freshly carpeted.

Bedroom 4 (11'9 x 8'8)

Double bedroom with window to the side. New carpet. Has just been decorated. Could also be used as a home office if not required as a bedroom.

Bathroom (11'9 x 8'6)

Stunning family bathroom, on which no expense has been spared during the renovation. Large walk-in rainfall shower, separate bath, double sinks in vanity unit, and W.C. Fully tiled. Triple textured window to the side allowing natural light in. Stunning!

Cloaks

New cloaks on the upper level, adjacent to the lounge. With wash hand basin in vanity unit, W.C. and a fitted storage unit. Also has a heated towel rail and part-tiled walls.

Utility

Adjacent to the kitchen is the useful utility room with fitted storage units, worksurface with sink, space for appliances, and window to the rear.

Heating & Glazing

Gas central heating & double glazing.

Other Information

All fixtures, fittings and floor coverings included.

Gardens & Driveway

Private gardens to all sides. There is a driveway to the front right, and plenty of scope to make it larger or create a 2nd driveway on the left hand side of the property. The rear garden is South-facing and contains a large patio area and a 2nd tier below with steps leading down to it. The rear garden benefits from getting the sun all day.

Property Summary

A stunning family home, that has been renovated throughout to a high standard. Boasts large rooms and has to be seen to be fully appreciated. Situated in a popular area, and has stunning views. 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 motorways nearby.

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/2413



Post Code for Sat Nav

G65 9NY