



KILSYTH

22 LOCHAN ROAD

O/o £229,000

Seldom Available 4 bed semi-detached Townhouse in Sought After Area

Highly desirable area - Beautiful modern interior - Driveway, garage & gardens - Large rooms - Energy Efficiency Rating C



- Large family-sized home
- Beautiful modern interior
- Quiet & desirable location
- 3 years NHBC warranty
- Integral garage
- Landscaped gardens
- Modern décor throughout
- Energy efficiency rating C

Kelvin Valley Properties present to market this seldom available **four bedroom semi-detached townhouse** in sought-after Lochan Road in central Kilsyth. The property was constructed just under 7 years ago by renowned Scottish housebuilder Dawn Homes, and boasts an attractive modern interior with large rooms. The property boasts a South-facing rear garden as well as excellent views to the front. Internally there is a large lounge, modern dining kitchen, four double bedrooms (master is en-suite), utility room, family bathroom and two cloaks. There is also an integral garage which can be converted if desired. Externally there is a balcony to the front, monobloc driveway & private rear garden. Be quick!



Lounge (19'0 x 13'3)

Spacious lounge with French doors to the front leading out on the balcony.

Superb views to the front from the property's elevated position. The floor area is carpeted and the rooms boasts attractive modern décor. Plenty of room for furniture in here. A superb space for entertaining or relaxing.



Dining Kitchen (18'9 x 10'8)

Huge kitchen with modern gloss fitted units and extensive worksurfaces. The oven/hob/hood, fridge/freezer and dishwasher are all integrated. Two large South-facing windows allow plenty of natural light in. Plenty of space for a table & chairs.



Master Bedroom & En-suite (14'1 x 10'2)

Spacious master bedroom with window to the rear overlooking the back garden. Carpeted floor area and large walk-in wardrobe. En-suite shower room with shower in cabinet, wash hand basin & W.C.



Bedroom 2 (13'5 x 8'2)

Another double bedroom, this time with window to the front. Carpeted floor area. Fitted double wardrobes.

Bedroom 3 (10'0 x 9'8)

Further double bedroom, again with window to the front offering excellent views. Carpeted floor area. Fitted wardrobes.

Bedroom 4 (11'5 x 9'7)

Double bedroom on the ground floor, which can also be used as a home office or family sitting room. Laminate flooring. French doors leading into the rear garden.

Utility Room (9'8 x 6'1)

Useful downstairs room with fitted storage units, sink and work surface. Ideal for washing machine and tumble dryer. Back door leads directly into the rear garden.

Bathroom (8'8 x 6'0)

Family bathroom on the top floor with bath, wash hand basin and W.C. Part-tiled walls.

Cloaks 1

On the ground floor adjacent to the utility room. Has wash hand basin and W.C.

Cloaks 2

On the first floor adjacent to both the kitchen and lounge. Again has wash hand basin and W.C.

Garage

Integral garage, accessed via a door from the main hallway. Has electrics. Several properties in the development have had these converted into further living space.

Gardens & Driveway

Wide monoblock driveway to front providing excellent parking. Landscaped rear garden with area of lawn. South-facing, getting plenty of sun.

Heating & Glazing

Gas central heating & double glazing.

Other Information

All floor coverings, light fittings and blinds included in the sale. There is 3 years left on the NHBC warranty which is transferrable to the new owners.

Property Summary

A spacious and beautifully presented Townhouse in one of the most sought after developments in the town. Offers superb family living close to local amenities. Early viewing is highly advised.

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 are only a short drive away.

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 Carol**

Reference Number: **K/2131**

