

Kelvin Valley Properties are delighted to present to the market this **three bedroom terrace house** in the sought after area of Westfield Road, Kilsyth. The property boasts a well presented interior as well as front and rear gardens. Internally, there is a lounge with an electric fire, a large & high quality fitted kitchen, three bedrooms, contemporary main shower room and a separate cloaks. The full property details and home report can be accessed on the Kelvin Valley website.



- Spacious family home
- Well presented interior
- Close to local schools
- Private front & rear gardens

- Sought after area
- Three bedrooms
- Landscaped front & rear gardens
- Energy efficiency rating D



## ENTRANCE

From the roadside, you proceed down the right hand side of the property and access the property via the main door.

## LOUNGE

Spacious lounge with a triple window overlooking the front garden, allowing in plenty of light. Electric fireplace and surround is the focal point of the room. Carpeted floor area.

## KITCHEN

Attractive fitted kitchen with base and wall mounted storage units and extensive work surface. Integral sink and oven/hob/hood. The fridge/freezer is included.

## BEDROOM 1

Well-proportioned double bedroom with fitted wardrobes and carpeted floor area. Window to the front. Ample space for furniture.

## BEDROOM 2

Another spacious double bedroom with fitted wardrobes. Window overlooking the large and well kept rear garden.

## BEDROOM 3

A further bedroom with a storage cupboard and a window overlooking the front of the property. Carpeted.

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 an electronic measuring device 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 is a member of The Property Ombudsman. Further details of membership and obligations can be found at [www.tpos.co.uk](http://www.tpos.co.uk)

## CLOAKS

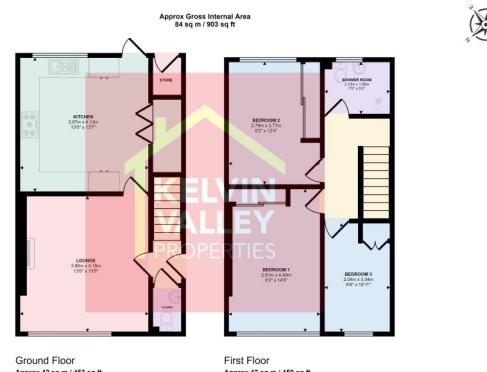
Useful downstairs cloaks, accessed from the main hallway. With wash hand basin in vanity unit & W.C.

## SHOWER ROOM

Fitted wet floor shower room with an electric shower, wash hand basin in vanity unit and W.C. Tiled walls and laminate flooring. Textured glass with a window to the rear.

## GARDENS/DRIVEWAY

Well kept private garden areas to the front and rear of the property. In addition, there is a store and a shed in the rear garden. Opportunity to create driveway in future, either to the front or rear of the property.



## SALES INFORMATION

All floor coverings, light fittings & blinds included.

## PROPERTY SUMMARY

Well presented 3 bedroom family home in sought after Westfield Road, with private garden areas and opportunity to create a driveway. Close by to local schools. Early viewing of this seldom available family homes is advised to avoid disappointment.

## AREA DETAILS

Kilsyth offers a number of amenities including shops, health & leisure, primary & secondary schooling 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, as are Loch Lomond and the Trossachs and many more scenic locations.

## Viewings

By appointment only through Kelvin Valley Properties

Office Contact: **John or Paul**

**[sales@kvps.co.uk](mailto:sales@kvps.co.uk) / 0800 133 7775**

Reference Number: **K/2530**



**Post Code for Sat Nav**

**G65 9AN**