



KILSYTH

76 ARDEN GROVE

F/P £262,500

Beautifully presented 3 bedroom detached villa on corner plot

Private gardens, garage & driveway - Upgraded throughout - Situated in a desirable location - Energy Efficiency Rating C



- Three double bedrooms
- Upgraded throughout
- Beautiful modern interior
- Newly landscaped gardens
- Single garage with electrics
- Extensive driveway
- Close to local schools
- Energy Efficiency Rating C

Buyers won't want to miss this **substantially upgraded 3 bedroom detached villa** on popular Arden Grove in Kilsyth. Presented to the market by award winning local agent Kelvin Valley Properties, the property has been upgraded throughout by the present owners and boasts a beautiful contemporary interior. Internally there is a large lounge with open plan dining room, modern fitted kitchen, three double bedrooms and a newly fitted bathroom. Externally there is an integral garage (with electrics), a large private driveway and landscaped gardens to front, side and rear. Early viewing of this lovely detached family home is advised to avoid disappointment.



Lounge (13'7 x 13'2)

Spacious lounge with large street-facing window to the front. The room benefits from fresh contemporary décor and wallpapered feature wall. Carpeted floor area. Open plan access to the dining room to the rear. Plenty of space for furniture.



Kitchen (11'9 x 8'7)

Modern fitted high gloss kitchen with base and wall mounted storage units. Extensive worksurfaces with integral sink and hob. There is an integrated oven and extractor hood, and the dishwasher is included in the sale. Window to the rear. Back door accesses the gardens.



Bathroom (8'8 x 7'0)

Newly fitted bathroom, with a large bath, as well as a wash hand basin and W.C. in vanity units. There is a shower and shower screen fitted above the bath. Wet wall panelling. Chrome towel radiator. Textured window to the rear allowing natural light into the room.



Bedroom 1 (14'1 x 12'3)

Large double bedroom on the upper level with window to the front. Fitted wardrobes offering excellent storage. There is also additional storage in the eaves. Carpeted floor area. Contemporary décor. Plenty of space for furniture in this large master bedroom.

Bedroom 2 (14'1 x 11'2)

Another spacious double bedroom, again on the upper level with fitted wardrobes and window to the front. Tastefully decorated as a nursery. Carpeted floor area.

Bedroom 3 (10'2 x 9'6)

Double bedroom on the ground floor, which could also be used as a family room or home office. Carpeted floor area. Window to the front.

Dining Room (11'1 x 8'9)

Well-proportioned dining room, open plan from the lounge. Laminate flooring. Door to the kitchen from here. Modern décor.

Garage, Gardens & Driveway

Private driveway to the side and front, providing off-road parking for several vehicles. Integral garage with electrics and utility area which has plumbing. The garage has an electric roller door. The gardens have just been landscaped and there is a large area of decking to the rear which can house both a hot tub and garden furniture. Hot tub sale negotiable.

Heating, Windows & Alarm

Gas central heating & double glazing. Boiler only 1 year old. Fully alarmed.

Property Summary

Beautiful detached villa, which has been upgraded throughout in recent times. Benefits from being on a corner plot, as well has having beautifully landscaped South-facing gardens. Early viewing of this lovely family home is recommended 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. All major motorway networks are only a short drive away, as are Loch Lomond and the Trossachs and many more scenic locations.

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/2234**



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