

Kelvin Valley Properties present to the market this seldom available **three bedroom semi-detached house** on popular Corrie Brae in Kilsyth. The property benefits from having a spacious family-sized interior as well as being well-presented throughout. Internally the property has a large lounge, fitted kitchen, two double bedrooms upstairs, a further double bedroom which has been converted into a dining room downstairs, a cloaks and a shower room. Externally there are private front and rear gardens, as well as a monobloc driveway to the side. Be quick!



- Spacious family-sized interior
- Private front and rear gardens
- Sought after area
- Monobloc two car driveway to side
- Attractive well-presented interior
- Separate downstairs toilet
- Excellent views to the front
- Energy Efficiency Rating D



Entrance

From the roadside, you access the pathway which leads to the front door.

Reception

The quality front door leads into the hallway which accesses the lounge to the right, the third bedroom / dining room directly ahead, and the stairway to upstairs rooms is on your left. There is also a downstairs cloaks accessed from here.

Lounge (13'1 x 12'7)

Spacious living room with large window looking out to the front of the property allowing plenty of natural light into the room. Newly laid re-engineered wood flooring. Modern décor. The gas fire and attractive surround are included in the sale.

Kitchen (9'8 x 9'3)

Fitted kitchen with ample base and wall mounted storage units. Extensive work surface with integral sink. The freezer/oven/hob/hood are integrated. There is a back door to the rear garden from here, and the window overlooks it as well.

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

Bedroom 1 (12'5 x 12'4)

The master bedroom is very large and looks out to the front of the property. There is a large corner cupboard and fitted wardrobes / drawers offering storage. Newly laid re-engineered wood flooring

Bedroom 2 (12'0 x 9'6)

This is also a large and spacious double bedroom, this time to the rear. Window overlooking back garden. Fitted storage. Newly laid re-engineered wood flooring

Dining / Bedroom 3 (11'2 x 9'2)

Originally a downstairs double bedroom, our client has converted this into a dining room however it could easily be changed back. Window to the rear. Newly laid re-engineered wood flooring

Shower Room (7'1 x 6'4)

Fitted shower room with electric shower in cabinet, wash hand basin and W.C. Tiled floor and walls. Textured glass window to the rear.

Gardens & Driveway

Private gardens to front, side and rear. Driveway to the side with monobloc, ample space for two cars. New "colourfence" fencing.

Cloaks

Useful downstairs cloaks with W.C. and wash hand basin.

Heating & Double Glazing

Gas Central Heating and full double glazing.

Summary

A large family home with an attractive interior, upgraded in recent times by the present owner. Boasts a flexible layout and could be used as a 2 bedroom / 2 reception room property or as a 3 bedroom if required. Attractive gardens and private driveway. These properties are seldom available - 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. 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 Andy**

Reference Number: **K/2074**



Post Code for Sat Nav

G65 9BH