



**KILSYTH**

**3 CAVALRY PARK**

**O/o £199,995**

*Contemporary 3 bed semi-detached villa in pristine condition, in popular development*

Presented in walk-in condition - Recently decorated throughout - Landscaped gardens - Sought-after area - EER C





- Immaculately presented
- Sought-after area
- Adjacent to Colzium Lennox Estate
- 2 years remaining on NHBC warranty
- Three bedrooms
- Landscaped gardens
- Two sheds included
- Energy efficiency rating C

Situated adjacent to the Colzium Lennox Estate in Kilsyth, is this immaculately presented 3 bedroom semi-detached house in Kilsyth. Boasting an open outlook to the front and beautifully landscaped gardens, the property would be ideal for a family looking for a home in a sought-after area with surrounded by countryside.

Presented to the market by award-winning local agent Kelvin Valley Properties, the property has a lounge to the front, a large fitted dining kitchen to the rear, three bedrooms, a family bathroom, and a separate cloaks. Externally there are landscaped gardens to both front and rear, as well as a long monoblock driveway to the side. The two garden sheds are included in the sale. Early viewing is advised to avoid disappointment.



**Lounge ( 14'10 x 12'3 )**

Well-proportioned lounge with double window to the front allowing plenty of natural light into the room. Ample space for furniture. Carpeted floor area. Double doors access the kitchen from here.



**Kitchen ( 15'10 x 10'6 )**

Attractive fitted kitchen with modern storage units and extensive worksurfaces. Integral sink, hob and extractor hood. The fridge/freezer and dishwasher are also integrated. There is a double window to the front and a vinyl floor covering. Open plan access to the dining area.



**Dining Area**

Open plan from the kitchen, the large dining area can fit family sized table and chairs and boasts French doors leading out into the rear garden. Access to the large understairs cupboard is from here. Vinyl floor covering.



### Bedroom 1 ( 10'6 x 8'8 )

Large double bedroom with fitted wardrobes offering excellent storage. French doors with Parisian balcony to the front. Carpeted floor area.

### Bedroom 2 ( 9'7 x 8'0 )

Large double bedroom to the rear, with window overlooking the rear garden area. Carpeted floor area. Ample space for furniture.

### Bedroom 3 ( 7'5 x 6'11 )

Single bedroom to the front, which could also be used as a home office if desired. Corner cupboard above the stairwell. Window to the front.

### Bathroom ( 6'3 x 6'3 )

Modern fitted family bathroom, with bath, wash hand basin and W.C. Shower and screen fitted above the bath. Part tiled walls. Textured glass window to the front allowing natural light into the room.

### Cloaks

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

### Gardens & Driveway

Attractive landscaped gardens to front and rear, designed to be low maintenance. The rear garden contains a patio, raised sun deck and two garden sheds which are included in the sale. Monoblock driveway to the side with room for several vehicles.

### Heating & Glazing

Gas central heating & double glazing.

### Other Information

All fixtures, fittings and floor coverings included, with the exception of the chandeliers in the bedrooms which will be removed. 2 years remaining on the NHBC warranty.

### Property Summary

Immaculately presented 3 bedroom semi-detached house in the popular Cavalry Park development, adjacent to the Colzium Lennox Estate. This one has recently been redecorated and the gardens fully landscaped for low maintenance. It is presented in walk-in condition, and we recommend that interested parties move quickly to secure a viewing if they wish 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 motorway networks are close by.

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](http://www.tpos.co.uk)

### Viewings

By appointment only through  
Kelvin Valley Properties

Office Contact: John or Carol

Reference Number: K/2381



Post Code for Sat Nav

**G65 0AU**