



**KILSYTH**

**67 LOCHAN ROAD**

**O/o £265,000**

*Modern 4 bed detached villa in the sought after Burngreen Brae development*

Private gardens & driveway - Beautiful modern interior - Situated in a highly sought after area - Energy Efficiency Rating B



- Four double bedrooms
- Situated in sought after area
- Immaculate modern interior
- 6 years on NHBC warranty
- Large gardens & driveway
- Garage converted / 2nd lounge
- Superb family home
- Energy efficiency rating C

Kelvin Valley Properties present to the market this modern and beautifully presented four bedroom detached villa in the sought after Burngreen Brae development in Kilsyth. Only 4 years old, this Dawn Homes constructed house is presented in immaculate condition and benefits from being on the side of the development that have South-facing back gardens. Internally the property has a lounge, separate family room, modern fitted dining kitchen with family area, open plan dining area, four double bedrooms (master is en-suite), a bathroom and a downstairs cloaks. Externally the property boasts a double width driveway, and attractive landscaped gardens. Early viewing advised.



### **Lounge ( 15'6 x 11'4 )**

Spacious lounge with large window formation to the front. The room benefits from having contemporary décor, a feature wall and a carpeted floor area. Plenty of space for furniture. An ideal area in which to relax or entertain.



### **Family Room ( 19'2 x 10'1 )**

Professionally converted from the original garage with full planning permission. An ideal 2nd lounge for children, which can house plenty of furniture and toys! Could also be a great home office for people who are home-working. Laminate flooring.



### **Kitchen / Dining ( 20'3 x 11'4 )**

Beautiful fitted kitchen with high and low level storage units and extensive worksurface with integral sink and hob. There is also an integrated dishwasher, fridge and freezer. Fitted breakfast bar. Window to the rear overlooking the back garden, which can be accessed via French doors.



### **Master Bed & En-suite ( 14'1 x 12'3 )**

Large double bedroom with window to the front. Attractive modern décor. Carpeted floor area and fitted wardrobes. En-suite shower room with shower in cabinet, wash hand basin & W.C.

### **Bedroom 2 ( 12'6 x 12'1 )**

Large double bedroom to the front with fitted wardrobes. Carpeted floor area. Window to the front offering views of the Kilsyth hills.

### **Bedroom 3 ( 12'8 x 11'9 )**

Spacious double bedroom to the rear. Window overlooking the back garden. Carpeted floor area. Fitted wardrobes.

### **Bedroom 4 ( 10'2 x 9'6 )**

Another double bedroom which is currently used as a home office. Plenty of room for furniture. Window to the rear. Carpeted.

### **Cloaks**

Useful downstairs cloaks with wash hand basin and W.C. Textured glass window.

### **Bathroom ( 8'8 x 6'5 )**

Modern bathroom, with fitted suite comprising of a bath, wash hand basin, W.C. and mixer shower in separate cabinet. Modern vanity units with matching bath panel. Premium fitted vinyl flooring.

### **Utility Room**

Adjacent to the kitchen with fitted units, worksurface and sink. Door to the rear and window to the side.

### **Gardens & Driveway**

Private gardens to front, sides and rear. The rear garden has been landscaped with an area of decking, as well as a lawn. Large garden shed included in the sale. Rear garden has 2nd tier, could be developed.

### **Other Information**

6 years remaining on NHBC warranty. Floor coverings and all light fittings included. Property is alarmed with Yale Smart Alarm. Solar panels fitted. Loft part floored.

### **Heating & Glazing**

Gas central heating & double glazing.

### **Property Summary**

Modern 4 bed detached villa in the sought after Burngreen Brae development in Kilsyth. Presented in excellent condition with a modern interior. Benefits from having had the garage professionally converted to add more living space, as well as having a South-facing rear garden. These larger detached properties don't often come up for sale in this Street, so be quick!

### **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 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/2126**

Post Code for Sat Nav

**G65 0ES**