



KILSYTH

76 LOCHAN ROAD

O/o £204,995

Immaculate 3 bedroom semi-detached villa with stunning views

Stuning views to the rear - Contemporary interior - 5 Years NHBC Warranty - Solar panels - Energy Efficiency Rating B



- Stunning views to the rear
- Solar panels / energy efficient
- Contemporary interior
- Sought after area
- Close to the Town Centre
- Private gardens & driveway
- 5 years NHBC warranty
- Energy efficiency rating B

Boasting a contemporary interior and stunning views to the rear, buyers won't want to miss this **modern three bedroom semi-detached villa** in Lochan Road, Kilsyth. Presented to the market by award-winning local agent Kelvin Valley Properties, the property is very energy efficient having solar panels, and would suit a buyer who just wants to move straight in and have no work to do. Internally there is a spacious lounge, modern dining kitchen, downstairs cloaks, three upstairs bedrooms (master is en-suite) and a family bathroom. Externally there are private gardens to front, side and rear, and there is a private driveway as well with space for three vehicles. Early viewing is highly recommended.



Lounge (15'1 x 11'0)

Spacious lounge with triple window to the front allowing plenty of natural light into the room. Modern laminate flooring and contemporary decor. Ample space for sofas and furniture. A bright and airy room in which to relax or entertain guests.



Dining Kitchen (19'3 x 8'9)

Large dining kitchen with modern high gloss fitted units and extensive worksurfaces. Integral oven/hob/hood, sink and fridge/freezer. Washing machine included in the sale. There is a window to the rear and French Doors access the private back garden from the spacious dining area.



Master Bedroom & En-suite (12'0 x 10'2)

Spacious master bedroom with fitted wardrobes and triple window to the front. Carpeted floor area. Neutral décor. En-suite shower room with mixer shower in cabinet, wash hand basin and W.C.



Bedroom 2 (12'5 x 12'3)

Another double bedroom, this time with window to the rear overlooking the back garden and offering superb views from the property's elevated position. Plenty of space for bedroom furniture. Carpeted.

Bedroom 3 (8'8 x 8'0)

Single bedroom with window to the rear and carpeted floor area. Currently used as a nursery. Excellent views to the rear.

Bathroom (7'8 x 6'2)

Main bathroom on the upper level with bath, wash hand basin and W.C. Part-tiled walls. Textured glass window to the front allowing natural light into the room.

Cloaks

On the ground floor adjacent to the utility room. Textured glass window to the front allowing natural light into the room. There is a wash hand basin and W.C.

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

Gardens & Driveway

Wide monoblock driveway to front providing parking for three vehicles. Private front, side and rear gardens, with artificial grass. Shed included in the sale. There is a patio directly to the rear of the house, as well as a large area of composite decking.

Heating & Glazing

Gas central heating & double glazing.

Other Information

All floor coverings and blinds included in the sale. There is 5 years left on the NHBC warranty which is transferrable to the new owner.

Property Summary

A contemporary home, in the sought after Burngreen Brae development in Kilsyth. Constructed by award-winning developer Dawn Homes. Benefits from having stunning views to the rear, and landscaped low-maintenance gardens. Early viewing 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.

Viewings

**By appointment only
through Kelvin Valley Properties**

Office Contact: **John / Carol**

Reference Number: **K/2208**



Post Code for Sat Nav

G65 0DW