



**KILSYTH**

**65 CASTLEHILL VIEW**

**O/o £215,000**

***Spacious and seldom available 5 bedroom detached villa in Kilsyth***

**Spacious interior - Opportunity to add value - Situated in a desirable area - Gardens, garage & driveway - Energy Efficiency D**





- 5 bedrooms
- Large interior
- Sought after area
- Seldom available family home
- Opportunity to add value
- Close to local schooling
- Excellent value
- Energy efficiency rating D

Kelvin Valley Properties present to market this spacious and seldom available 5 bedroom detached family home in a popular part of Kilsyth. Situated close to open countryside and offering superb views to the front, this large property has fantastic potential and with some internal modernisation could make a beautiful family home. The property boasts a large lounge, fitted kitchen, separate dining area, five bedrooms (one is en-suite), a family bathroom, a separate shower room, a sun room, and a utility area at the rear of the garage. Externally there is an integral garage with electric door, as well as private front and rear gardens and a private driveway. Early viewing is recommended.



**Lounge ( 13'8 x 11'6 )**

Spacious lounge with large window to the front, which allows natural light into the room as well as offering excellent views across the Kelvin Valley. Carpeted floor area. Fitted gas fire with surround. Plenty of space for furniture in this large room.



**Kitchen ( 16'8 x 10'7 )**

Large fitted kitchen with plenty of storage units and worktops. Integral oven, hob and extractor. Appliances included (no warranty given). Window to the rear. Door to the sun room from here. The floor area is part tiled and part carpet tiles.



**Dining Room ( 11'5 x 7'3 )**

Spacious dining room with sliding doors providing access to the main lounge on one side, and a separate door providing access to the kitchen on the other side. Carpeted floor area. Window to the side. Ample space for a large table and chairs.



### **Bedroom 1 ( 10'7 x 10'6 )**

Large master bedroom on the upper level with stunning panoramic views across the Kelvin Valley from the window to the front. Large walk-in wardrobes providing excellent storage. Carpeted floor area.

### **Bedroom 2 & En-suite ( 13'8 x 11'2 )**

Also on the upper level is another large double bedroom, this time to the rear. Carpeted floor area. En-suite shower room with shower in cabinet, wash hand basin and W.C.

### **Bedroom 3 ( 12'7 x 12'1 )**

Double bedroom on the lower level with window to the front. Carpeted floor area. Ample space for furniture.

### **Bedroom 4 ( 11'9 x 10'4 )**

Double bedroom to the rear, with

window overlooking the back garden. Laminate flooring. Plenty of space.

### **Bedroom 5 ( 12'0 x 8'7 )**

Double bedroom on the lower level, with window to the side. Laminate flooring. Light décor.

### **Bathroom ( 7'7 x 5'0 )**

Fitted bathroom on the upper level with bath, wash hand basin and W.C. Mixer shower. Tiled floor & walls.

### **Sun Room ( 11'7 x 5'7 )**

Adjacent to the kitchen, with tiled floor. Windows and door to the garden. Ample space for furniture.

### **Study ( 7'8 x 4'5 )**

Flexible room on the upper level which could also be used as a single bedroom or nursery if necessary. Carpeted floor area.

### **Shower Room ( 6'4 x 4'2 )**

On the ground floor, with shower in cabinet, wash hand basin and W.C.

### **Utility Area**

At the rear of the garage, and can be accessed from the kitchen. Has plumbing and electrics.

### **Gardens, Garage & Driveway**

Driveway to the side with room for several cars. Integral garage with electric door. Private gardens.

### **Heating & Glazing**

Gas central heating & double glazing.

### **Property Summary**

Spacious and seldom available detached villa in a popular area. Has the potential to be a superb family home after some internal modernisation. Early viewing advised.

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 Andy**

Reference Number: **K/2025**

