

Properties in the quiet village of Queenzieburn don't come onto the market very often, so buyers won't want to miss out on this **spacious two bedroom semi-detached house** on Hillcrest Road. Boasting a fantastic outlook to the rear with south-facing garden, as well as the benefit of a driveway and garage, the property could be ideal for someone downsizing or a first time buyer. Internally the property will require some modernisation which is reflected in the competitive asking price. The property boasts a lounge, fitted kitchen with dining area, two double bedrooms and a bathroom. Externally there are gardens, a driveway and a detached garage.



- Seldom available semi-detached house
- South-facing rear garden
- Private driveway and garage
- Superb views to the rear
- Opportunity to add value
- Close to local primary school
- Quiet village location
- Energy efficiency rating E



Entrance

From the roadside, you access the private driveway at the side of the house, which in turn leads to the pathway accessing the front door.

Lounge (13'6 x 12'9)

Large lounge with neutral décor. Window to the front with excellent views. Carpeted floor area. The fire and surround are included in the sale (untested). Fitted storage shelves and cupboards.

Kitchen/Diner (15'11 x 8'10)

Traditional fitted kitchen with base and wall mounted storage units and extensive work surface. Integral sink and hob. Tiled floor. All appliances are included in the sale. Windows to the rear and side door accessing the driveway/gardens.

Bedroom 1 (13'1 x 11'0)

Well-proportioned double bedroom with window to the front offering excellent views. Fitted storage cupboard. Carpeted floor area.

Bedroom 2 (11'7 x 9'5)

Double bedroom to the rear with window offering superb views across the valley. Carpeted floor area.

Bathroom (6'5 x 5'4)

Fitted bathroom with bath, wash hand basin and W.C. Shower and screen fitted above the bath. Part tiled wall. Textured glass window allowing natural light into the room.

Sales Information

Floor coverings, light fittings & blinds included.

Property Summary

A seldom available semi-detached home in a sought after village location. Benefits from having a south-facing garden as well as excellent views to the rear, as well as a private driveway leading to a detached garage. Early viewing is advised to avoid disappointment.

Area Details

Queenzieburn is a quiet village with a local school and shop. Nearby Kilsyth offers a number of amenities including shops, health & leisure, primary & secondary schooling and sports facilities as well as a number of historic tourist attractions. Excellent commuting from nearby Croy station or the M80 motorway (both are within 4 miles).

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 Carol**

Reference Number: **K/2417**



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