



BY BANTON

AILS A COTTAGE

3 bed semi-detached cottage in stunning countryside location near Banton Loch

Stunning views to front & rear - Seldom available - Fantastic lifestyle opportunity - Spacious interior - Wonderful location - EER D

F/P £239,995



- Stunning countryside location
- Fantastic views to front and rear
- Newly installed shower room
- Spacious interior
- West-facing landscaped rear garden
- Flexible layout
- Once in a lifetime opportunity
- Energy efficiency rating D

Situated adjacent to open countryside on the edge of Banton village, is this **three bedroom semi-detached cottage** with a flexible layout and superb views. Buyers looking for a move to the countryside won't want to miss this very rare opportunity to acquire a very seldom available property in an idyllic location very close to Banton Loch. Internally the property has a spacious lounge, fitted kitchen, newly fitted shower room, and three double bedrooms (one currently used as a separate dining room). Externally there are landscaped gardens to front, side and rear, with the rear garden containing a large West-facing sun deck backing onto open countryside. There is plenty of parking to the front and the large garden shed is included in the sale. Early viewing is advised to avoid disappointment.



Lounge (14'9 x 13'5)

Spacious lounge, accessed from the main hallway. Boasts two windows to the front allowing plenty of light into the room as well as offering excellent views. Feature fireplace (not functional) and carpeted floor area. Plenty of space for furniture. Contemporary décor and real wood flooring.



Dining Room / Bedroom 3 (10'10 x 10'3)

Flexible double bedroom to the rear of the property which the current owner has changed into a dining room to suit their needs. Comprises laminate flooring, a double cupboard and French doors opening out onto the decking in the rear garden.



Kitchen (11'9 x 10'0)

Fitted kitchen with base and wall mounted storage units and two extensive work surfaces. Integral sink. Double window to the front. The range cooker is included in the sale. It should be noted that the dishwasher is no longer working and will be removed prior to sale.



Master Bed (14'2 x 10'10)

Large double bedroom with freestanding wardrobes which are included in the sale. French doors allow natural light into the room as well as allowing access onto the raised decking in the rear garden. Carpeted floor area. Attractive neutral décor.

Bedroom 2 (14'1 x 11'7)

The only room on the upper level of the property, accessed via the internal staircase. Has a velux window and carpeted floor area. Could also be ideal as a home office if not required as a bedroom.

Shower Room (7'4 x 6'8)

Beautiful new contemporary shower room with walk-in shower, wash hand basin and W.C. in vanity units. Modern wet-wall panelling. Textured glass window to the side allowing natural light into the space.

Gardens & Parking

Beautiful landscaped gardens to front and rear. The rear garden benefits from having a very large area of West-facing decking which gets the sun all afternoon and evening, and also offers a fantastic outlook over open countryside. There is also a separate drying area to the rear, and a section of garden to the side with garden shed (included). Plenty of parking to the front, shared with one neighbour and having space for multiple vehicles.

Heating & Glazing

Oil fired central heating with recently upgraded boiler. Double glazing throughout.

Other Information

All floor coverings, fixtures & fittings included.

Property Summary

A very seldom available semi-detached cottage in a sought after location on the edge of Banton village and close to Banton Loch. The property has open fields to both the front and rear, offering superb views and plenty of wildlife. These properties hardly ever come onto the open market so we would recommend moving quickly on this lifestyle opportunity to avoid disappointment.

Area Summary

Banton is a small and sought-after village approximately 2 miles from Kilsyth. The village contains a community owned pub/restaurant, local shop, school and bowling club. Nearby Kilsyth offers many more 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

Viewings

**By appointment only through
Kelvin Valley Properties**

Office Contact: **John or Carol**

Reference Number: **K/2368**



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