



74 WESTFIELD ROAD, KILSYTH

O/o £135,000

Situated in popular Westfield Road in Kilsyth is this **spacious three bedroom end-terraced house** with larger than usual gardens. Benefiting from being on the end of the terrace, this affordable family home has a play area directly across the road and is also close to local schooling. Internally there is a large lounge, fitting dining kitchen, three double bedrooms (one with cloaks), and a fitted main bathroom. Externally there is both on street parking as well as residents parking bays, and both the front and back gardens are large in size. The full property details and home report can be accessed on the Kelvin Valley website.



- Spacious family home
- End of terrace position
- Larger than usual gardens
- Has been re-roofed
- Three double bedrooms
- Separate cloaks added upstairs
- Affordable and ideal for a young family
- Energy efficiency rating D

Local Office: 23 Main Street, Kilsyth, Near Glasgow, G65 0AH
Tel : 0800 133 7775 Email: sales@kvps.co.uk Website: www.kvps.co.uk



Entrance

From the roadside, you access the pathway leading to the front garden and in turn the front door.

Lounge

Contemporary lounge with modern décor and feature wall with integrated fire (included in the sale). Double window to the front. Carpeted floor area. Plenty of space for furniture.

Dining Kitchen

Large kitchen with base and wall mounted storage units and extensive work surfaces. Plenty of space for a table and chairs. Integral sink. The cooker is included in the sale. Windows to the rear overlooking the back garden and back door.

Bedroom 1

Large double bedroom on the upper level, with excellent views from the room's elevated position. Carpeted floor area.

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 an electronic measuring device 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 is a member of The Property Ombudsman. Further details of membership and obligations can be found at www.tpos.co.uk

Bedroom 2 & Cloaks

Further double bedroom, this time to the rear with views over the back garden. Carpeted floor. Boasts a cloaks with wash hand basin & W.C.

Bedroom 3

Double bedroom to the front with carpeted floor area and excellent views.

Bathroom

Contemporary bathroom with bath, wash hand basin in vanity unit and W.C. Shower and screen fitted above the bath. Tiled walls.

Gardens

Private garden areas to both front and rear. Both areas are larger than usual, laid to lawn. Possibility of adding a rear driveway in future.



Sales Information

All floor coverings, light fittings & blinds included.

Property Summary

A spacious and affordable family home in a sought after part of the town. Benefits from having larger than usual gardens as well as being close to local schooling. Play park across the road and plenty of parking outside. Early viewing of this seldom available family home is advised to avoid disappointment.

Area Details

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. 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, as are Loch Lomond and the Trossachs and many more scenic locations.

Viewings

By appointment only
through Kelvin Valley Properties

Office Contact: **John or Paul**

Reference Number: **K/2511**



Post Code for Sat Nav

G65 9AP