



KILSYTH

53 ARDEN GROVE

O/o £155,000

Lovely 3 bedroom semi-detached villa backing onto open countryside

Sought after location - Well-maintained throughout - Superb views to the rear - Private driveway & garage - EE Rating D



- Open countryside to the rear
- Driveway, garage & gardens
- Well-maintained throughout
- Three bedrooms
- Sought after area
- Seldom available
- Close to local schools
- Energy efficiency rating D

Kelvin Valley Properties present to market this well presented **three bedroom semi-detached villa** on Arden Grove, Kilsyth. Situated in a sought after area, these properties seldom come onto the market and this one benefits from backing onto open countryside on the rear. Internally there is a spacious lounge, open plan dining room, fitted kitchen, sun room, utility room and cloaks on the ground floor. Upstairs there are three bedrooms that all have fitted storage, and a fitted bathroom. Externally the property benefits from having a garage with electrics, a private driveway, and private gardens to front and rear. The rear garden is landscaped. Early viewing is advised to avoid disappointment.



Lounge (13'7 x 11'5)

Spacious lounge with large picture window to the front allowing plenty of natural light into the room. The room has neutral décor and a carpeted floor area. It contains plenty of space for furniture, and there is a fitted fire set within attractive surround.



Dining Room (12'1 x 8'8)

Open plan from the lounge, and adjacent to the kitchen, this spacious dining room has a window to the rear and a carpeted floor area. Ample space for a table and chairs.



Master Bedroom (13'3 x 10'8)

Spacious master bedroom with window to the front. Carpeted floor area. Wallpapered feature wall. There are matching fitted wardrobes and drawers.



Kitchen (12'4 x 8'6)

Fitted kitchen with base and wall mounted storage units. Integral oven, hob and hood and integral sink. There are two extensive worksurfaces. Laminate flooring.

Bedroom 2 (11'6 x 10'4)

Another double bedroom, this time with window to the rear overlooking the back garden and offering views across open countryside. Fitted wardrobes and drawers. Carpeted floor area. Light neutral décor.

Bedroom 3 (10'4 x 8'6)

Well-proportioned single bedroom with window to the front. Fitted storage cupboard. Carpeted floor area.

Bathroom (7'5 x 6'5)

Main bathroom on the upper level with bath, wash hand basin and W.C. Shower fitted above the bath, with shower screen. Tiles walls and laminate floor. Textured glass window allowing natural light into the room.

Utility Room (7'6 x 7'2)

On the ground floor to the rear of the garage. Has plumbing and electrics with space for appliances.

Sun Room (12'1 x 7'3)

Open plan from the kitchen, with windows overlooking the rear garden area. Ample space for a table and chairs.

Cloaks

Adjacent to the utility room on the ground floor, with cloaks and W.C.

Gardens, Garage & Driveway

Private driveway to the front with monoblock. Garage with electrics. Private front and rear gardens. The rear garden has been landscaped and backs onto open countryside.

Heating & Glazing

Gas central heating & double glazing.

Other Information

All floor coverings and blinds included in the sale.

Property Summary

An well-maintained and seldom available family home in a popular part of the town. Benefits from backing onto open countryside to the rear with excellent views. Early viewing of this lovely family property 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.

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 / Andy**

Reference Number: **K/2057**

