



CROY

87 CONSTARRY ROAD

F/p £193,000

Seldom available 3 bed detached bungalow close to Croy Train Station

Three bedrooms - Private driveway & gardens - Spacious interior - Conservatory - Space to extend - EER C



- Seldom available bungalow
- Three bedrooms
- Close to Croy Train Station
- Quiet cul-de-sac location
- Private driveway to the side
- Extensive gardens
- Excellent views to the front
- Energy efficiency rating C

Situated in a quiet cul-de-sac of only four properties, this **spacious 3 bedroom detached bungalow** is situated very close to Croy train station. Presented to the market by award-winning local agent Kelvin Valley Properties, the property boasts a spacious interior as well as extensive gardens and plenty of parking. Internally there are three bedrooms, a large lounge, fitted kitchen, bathroom, and conservatory. Externally there are gardens to all sides, with plenty of space to extend in future. There is a driveway to the side offering plenty of parking. Bungalows in the area are in high demand and short supply, so we recommend viewing early to avoid disappointment.



Lounge (17'2 x 11'3)

Spacious lounge with large window to the front allowing plenty of natural light into the room. Carpeted floor area. The fire and surround are included in the sale. Plenty of space for furniture in this large room. Ideal for relaxing, entertaining, or admiring the view to the front.



Master Bedroom (11'7 x 8'9)

Spacious master bedroom with window to the rear overlooking the back garden. There is ample space for bedroom furniture. Laminate flooring in here.



Kitchen (11'0 x 7'9)

Fitted kitchen with base and wall mounted storage units. Extensive work surface with integral sink and hob. The oven is integrated and included in the sale, the washing machine is also included. There is a window to the rear, and the back door accesses the rear garden from here.



Bedroom 2 (10'6 x 8'9)

Spacious double bedroom to the front of the property, with window looking to the front. Ample space for a double bed and bedside units. Laminate flooring.

Bedroom 3 / Dining (12'0 x 7'8)

Double bedroom to the rear, which has been opened up to create a dining room. Could easily be restored to being a 3rd bedroom if desired. Laminate flooring. Ample space for a table and chairs.

Bathroom (7'3 x 6'0)

Fitted bathroom with suite comprising of a bath, wash hand basin and W.C. Electric shower and shower screen fitted above the bath. Tiled walls. Textured glass window allowing natural light into the room.

Conservatory (11'7 x 8'8)

Large conservatory to the rear, with doors opening out into the garden. Plenty of space for furniture.

Gardens & Driveway

Gardens to all sides. Driveway to the right-hand side with space for multiple vehicles. The gardens have been well looked-after and have a variety of mature plants and shrubs. There is plenty of space to extend in future if desired, due to the overall space of the plot.

Heating & Windows

Gas central heating with combi boiler. Double glazing throughout.

Other Information

All light fittings, blinds and floor coverings included in the sale.

Property Summary

A spacious and seldom available three bedroom detached bungalow with conservatory located in a quiet and exclusive cul-de-sac of only four properties, set well back from Constarry Road. Flexible layout and opportunity to extend in future. Early viewing is highly advised to avoid disappointment.

Area Summary

Croy is a small & quiet village situated approx. one mile from Kilsyth. The village boasts a very useful railway station which provides a regular link with Glasgow, Edinburgh and Stirling on to North & South. There are some local amenities in Croy and nearby Kilsyth offers many more including shops, health & leisure, primary & secondary school and sports facilities as well as a number of historic tourist attractions. All major motorway networks are only a short drive away, as are Loch Lomond and the Trossachs and many more scenic locations.

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/2172**



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