



**KILSYTH**

**26 CURLERS LOAN**

**O/o £259,995**

*Contemporary 4 bed detached villa in sought after Cavalry Park development*

**Gardens, garage & driveway - Contemporary interior - Situated in a sought after area - Energy Efficiency Rating C**





- Four double bedrooms
- Three public rooms
- Situated in sought after area
- Contemporary interior
- Gardens, garage & driveway
- Close to Colzium Estate
- Superb family home
- Energy efficiency rating B

Constructed by Taylor Wimpey in 2014, the 'Spruce' house type rarely comes onto the market so we are delighted to be able to offer this four bedroom / three public room detached villa for sale in the Cavalry Park development, in Kilsyth. Presented to the market by award-winning local agent Kelvin Valley Properties, this well laid out family home offers family living in a sought after area. Internally the property has a large lounge, modern fitted dining kitchen, a separate family/dining room, another public room, four double bedrooms (master is en-suite), a main bathroom, a jack & jill ensuite, and a downstairs cloaks. Externally the property boasts a private driveway, detached garage, and gardens.



**Lounge** ( 15'3 x 13'9 )

Spacious lounge with French doors opening out into the rear garden, as well as a window to the side allowing additional light into the room. Plenty of space for furniture. The floor area is carpeted.



**Family / Dining Room** ( 12'1 x 11'4 )

Modern family (or dining) room to the front of the property, with full height windows to front and side. Laminate flooring and light neutral décor. Plenty of space for either a sofa or a dining table and chairs.



**Dining Kitchen** ( 18'0 x 13'1 )

Contemporary fitted kitchen with high and low level storage units and extensive worksurface with integral sink and hob. The dishwasher, oven, extractor hood and fridge/freezer are all integrated. Ample space for a dining table and chairs. French doors lead out into the rear garden.



### Master Bed & En-suite ( 12'6 x 11'3 )

Large double bedroom with window to the rear. Laminate floor area and fitted wardrobes. En-suite shower room with shower in cabinet, wash hand basin & W.C.

### Bedroom 2 ( 13'5 x 12'3 )

Large double bedroom to the front with carpeted floor area and fitted wardrobes. Access to Jack & Jill shower room which is shared with bedroom 3.

### Jack & Jill Shower Room

Between bedroom 2 and bedroom 3, with shower in cabinet, wash hand basin W.C.

### Bedroom 3 ( 11'3 x 10'4 )

Spacious double bedroom to the front. Window looking out to the cul-de-sac. Carpeted floor area.

### Cloaks

Useful downstairs cloaks with wash hand basin and W.C.

### Bedroom 4 ( 10'8 x 9'6 )

Another double bedroom which is again carpeted. Window to the rear.

### Bathroom ( 7'7 x 7'6 )

Modern bathroom with fitted bath, wash hand basin and W.C. Splashback tiling. Textured glass window to the side.

### Office / Playroom ( 10'0 x 9'6 )

On the ground floor, accessed via the main hallway. This useful and flexible room could be used as a playroom or home office.

### Gardens, Garage & Driveway

Private gardens to front and rear. The rear garden contains a patio as well as a large area of lawn. Detached single garage and private driveway.

### Other Information

Almost 2 years remaining on NHBC warranty. Property is alarmed. Floor coverings and light fittings included.

### Heating & Glazing

Gas central heating & double glazing.

### Property Summary

Modern 4 bed detached villa in the sought after Cavalry Park development adjacent to the Colzium Lennox Estate in Kilsyth. The Spruce house type rarely comes onto the open market, and benefits from having three public rooms downstairs as well as a separate detached garage. Early viewing is advised to avoid disappointment.

### Area Summary

Kilsyth offers a number of amenities including shops, health & leisure, primary & secondary schools 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](http://www.tpos.co.uk)

### Viewings

**By appointment only  
through Kelvin Valley Properties**

**Office Contact: John or Carol**

**Reference Number: K/2266**



**Post Code for Sat Nav**

**G65 0AX**