



KILSYTH

5 BAR HILL PLACE

O/o £179,995

Attractive 3 bed semi detached villa with large garage in popular area

Private gardens & driveway - Large detached garage - Situated in a sought after area - Energy Efficiency Rating D



- Sought after area
- Large detached garage
- Attractive interior
- Private driveway
- Three bedrooms
- JB Bennett built property
- Close to Nature Reserve
- Energy efficiency rating D

Kelvin Valley Properties are delighted to bring to market this attractive and seldom available 3 bed semi-detached villa in the quiet Bar Hill Place cul-de-sac in Kilsyth. Built by renowned housebuilder JB Bennett, properties in this cul-de-sac hardly ever come up for sale and this beautiful split-level villa benefits from having landscaped gardens and a large detached garage with electrics. Internally, the property boasts a large lounge, a fitted dining kitchen, three bedrooms (one is being used as a dining room at present, and a family bathroom. Externally there are private gardens to front, side and rear, and a large detached garage. Early viewing is advised to avoid disappointment.



Lounge (17'4 x 13'6)

Spacious lounge with large double window to the front. Benefits from having contemporary neutral décor and a carpeted floor area. The third bedroom is on this level, and the current owner is using this as a dining room, accessed via double doors from the lounge.



Kitchen/Dining (14'0 x 9'8)

Attractive fitted kitchen with high and low level storage units and extensive worksurface with integral sink and hob. There is also an integrated oven and extractor hood. There is ample space for a table & chairs. Double window to the rear overlooking the back garden.



Master Bedroom (13'8 x 10'7)

Attractive master bedroom with laminate flooring and neutral decor. Fitted wardrobes offering excellent storage. Plenty of space for bedroom furniture. Window to the front allowing plenty of natural light into the room.



Bedroom 2 (12'4 x 10'1)

Bedroom 2 is another double bedroom, again with views to the front. Laminate flooring and neutral décor. Fitted mirrored wardrobes.

Bedroom 3 / Dining (13'5 x 8'3)

Bedroom three is a double bedroom on the lower level, which the present owner is using as a dining room. Laminate flooring and a window to the front.

Bathroom (7'7 x 5'6)

Modern fitted bathroom with bath, wash hand basin and W.C. Shower fitted above the bath. Tiled floor and walls. Textured glass window to rear.

Gardens, Garage & Driveway

Private gardens to front, side and rear. The rear garden is tiered and has been beautifully landscaped. The detached garage is much larger than a normal sized garage, and it has electrics.

Heating & Glazing

Gas central heating & double glazing throughout.

Additional Information

Floor coverings, light fittings and blinds included.

Property Summary

Attractive and seldom available three bedroom semi detached villa in a quiet residential cul-de-sac. Benefits from being very close to the South Dumbreck Nature Reserve. Boasts a large detached garage and lovely gardens. Early viewing is advised 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, 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/2138**



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