

1 Ebroch Park

KILSYTH, NORTH LANARKSHIRE, G65 0PQ



*THIS PROPERTY IS SUBJECT TO A
BUYER'S PREMIUM*



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McEwan Fraser Legal are delighted to present to the market this charming bungalow in a sought-after location. Set on an ample plot there would be room (subject to planning approval) for an extension to both side and rear if a substantial property was desired. Ample accommodation as it now sits, this would be a quality acquisition in its own right. The generous driveway to the front gives way to a spacious garage with power and light and further benefits from a separate workshop under the main house, again with power and light. Ideal for storage or pottering with projects and hobbies.





Access from the lovely, railed decking to the front means entering a spacious carpeted hallway with sloping ceilings with high windows, an architectural feature also evidenced in the lounge/diner. This spacious lounge area further benefits from two separate sliding glass doors to the front allowing lots of natural light to flood this flexible living space. This could easily accommodate a variety of furniture configurations.







The breakfasting kitchen boasts plentiful worksurface over base and wall-mounted units. It features a gas hob, gas oven, free-standing fridge-freezer and a spacious separate utility room with matching cabinets, a free-standing washing machine and room for further cabinets to be installed if desired.







The 3 bedrooms are generous in size and comprise 2 doubles and a single. All 3 benefit from sliding wardrobe storage. The modern family bathroom is adorned with a white suite and grey storage units and further benefits from a reliable Triton shower over the bath and a quality glass shower screen.





Bedroom 1





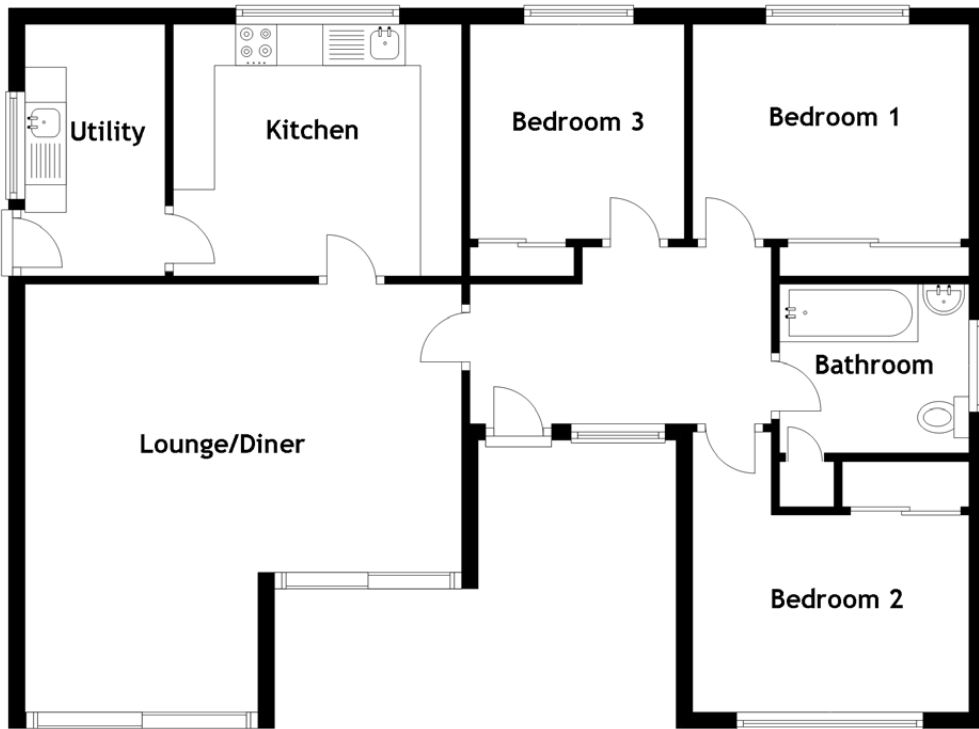
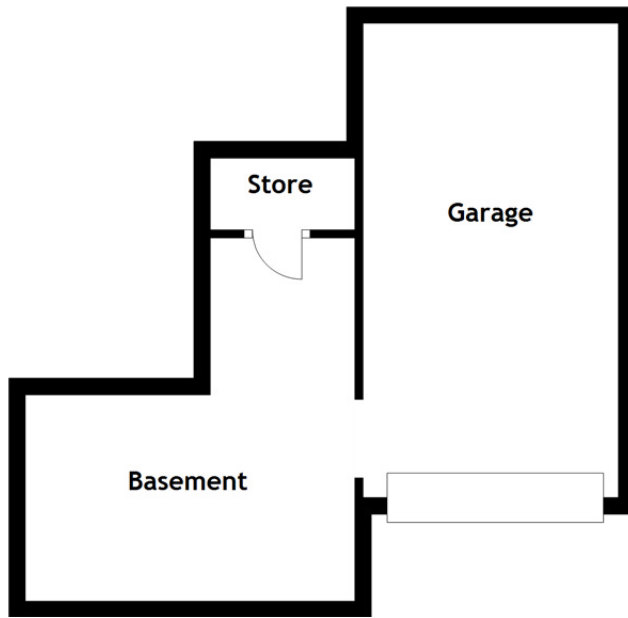
Bedroom 2





Bedroom 3



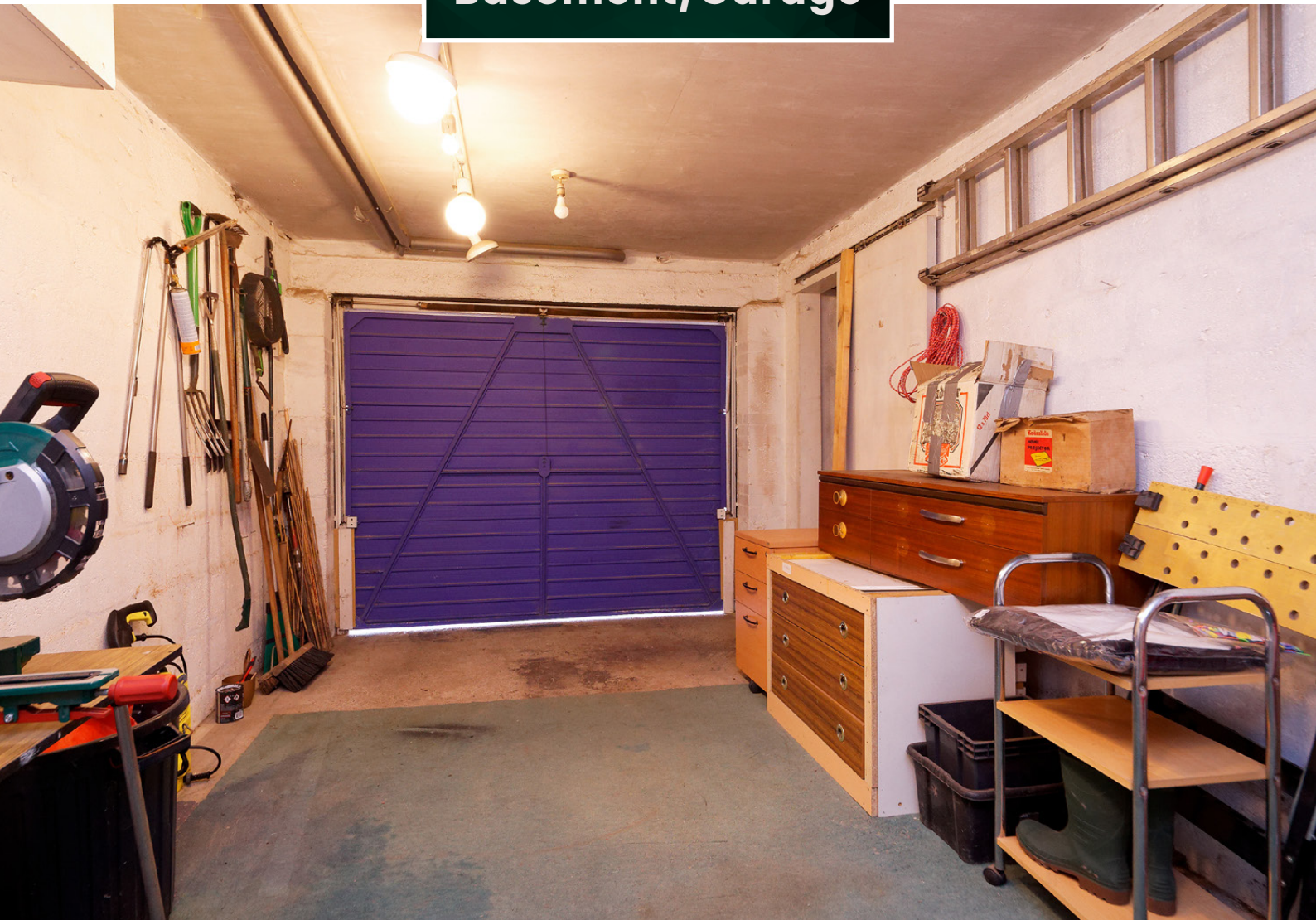


Approximate Dimensions
 (Taken from the widest point)

Lounge/Diner	5.30m (17'5") x 5.20m (17'1")	Garage	5.75m (18'10") x 3.10m (10'2")
Kitchen	3.50m (11'6") x 3.05m (10')	Basement	4.40m (14'5") x 4.00m (13'1")
Bedroom 1	3.35m (11') x 2.60m (8'6")		
Bedroom 2	3.35m (11') x 2.00m (6'7")		
Bedroom 3	2.60m (8'6") x 2.60m (8'6")		
Bathroom	2.30m (7'7") x 2.05m (6'9")		
Utility	3.05m (10') x 1.70m (5'7")		
			Gross internal floor area (m ²): 86m ²
			EPC Rating: C
			Buyer's Premium Value: £3000



Basement/Garage







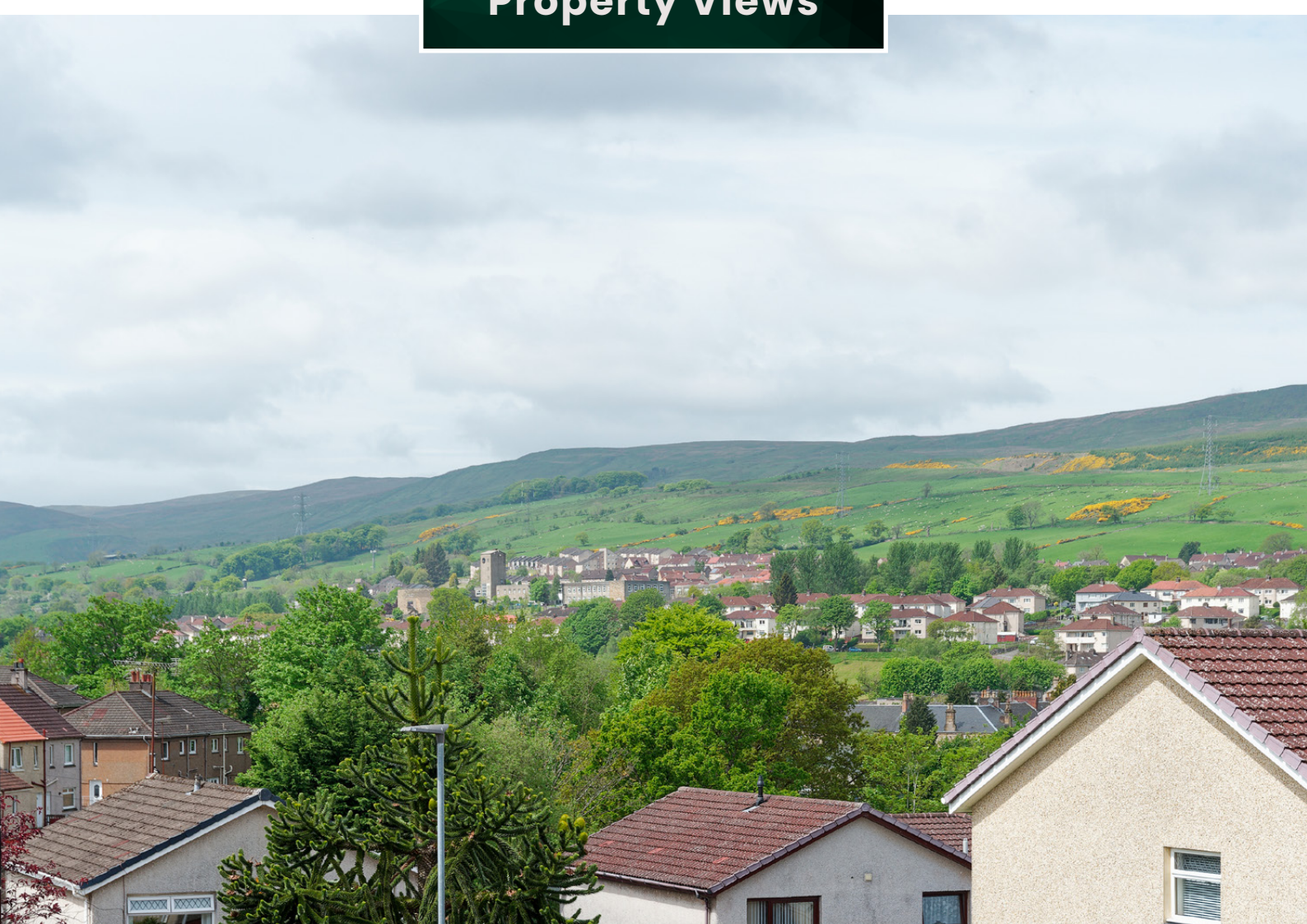
There is a mature and easily maintained garden which would be good for entertaining a large group of family and friends and currently features a greenhouse which does not form part of the sale. Rarely do bungalows of this quality come to the market an early viewing is strongly recommended to avoid disappointment.







Property Views

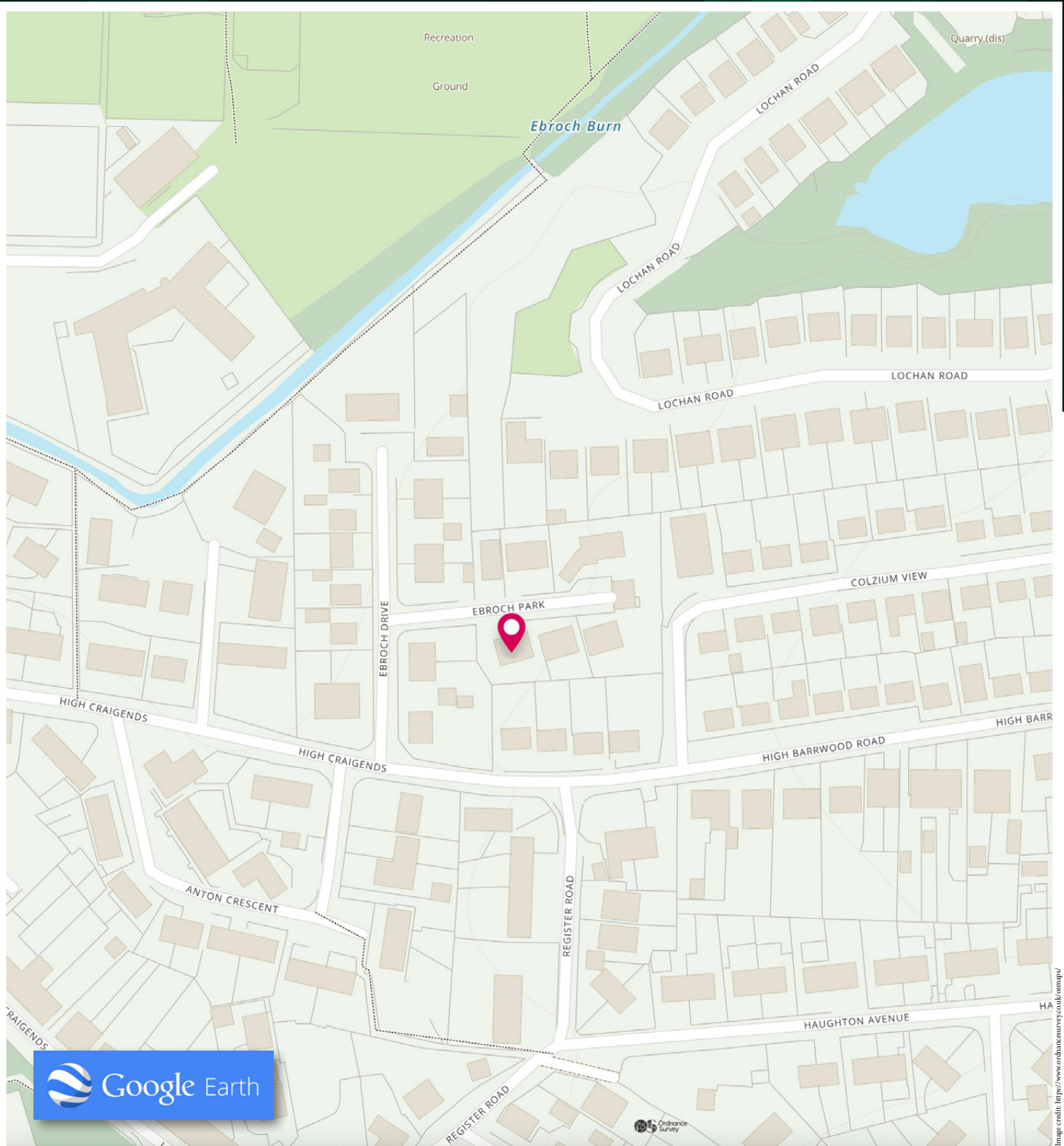




From earliest recorded times Kilsyth was on one of the main routes between Glasgow, Falkirk and Edinburgh and it is very close to the Roman Antonine Wall, the Forth and Clyde Canal and the main Glasgow-Edinburgh railway line. The nearest railway station is Croy, approximately two and a half miles away with journey times to Glasgow in under fifteen minutes and Edinburgh in just over half an hour. The main M80 motorway



is also close by, allowing commuting to centres of business and commerce throughout East, West and Central Scotland and connection to the M73 and M74 motorways heading south. Both Edinburgh and Glasgow airports are easily accessible. The location of the property is a short walk from the top of the main street and with a handy main route bus stop nearby this home is ideally situated for all local amenities.



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