

# 15 Townhead Street

KILSYTH, GLASGOW, G65 0JU



*THIS 3 BED SEMI-DETACHED VILLA OFFERS  
SPACIOUS AND FLEXIBLE ACCOMMODATION*



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McEwan Fraser Legal are Proud to present to the market a fantastic three-bedroom, semi-detached villa presented to the market in true walk-in condition. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. Entering the home, it is immediately apparent that the current owners have looked after this family home. Room usage throughout can be adapted to meet individual purchasers needs and will comfortably provide for a growing family.

In more detail, the accommodation comprises a welcoming hallway with a quality tiled floor and grey carpeted stairway to upper accommodation. The hall also gives access to all downstairs accommodation, which includes the immediately impressive formal and bright lounge, with ample space for a range of furniture configurations, with a large, double-glazed window that floods the room with natural light. At the heart of this family home is the real versatility provided by way of a modern Kitchen/Diner which delivers the WOW factor for today's modern living. The kitchen itself boasts an array of stylish modern floor and wall units with ample modern work surfaces, tiled splashback, modern appliances and further benefits from a large modern Belling gas cooker with double oven, stainless steel extractor and recessed LED ceiling lights, making this the ideal kitchen for an aspiring chef. The adjoining dining area allows for a medium-sized table and chairs for dining which are situated in front of the rear door and window which gives ample natural light and the feeling of space making this the ideal property for entertaining.









kitchen/diner







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The upper level comprises of three, well-proportioned bedrooms, with all three having built-in wardrobes/storage. Tastefully decorated, they offer very flexible accommodation. The family bathroom has a fresh white three-piece bathroom suite with quality Triton shower over bath and finished with blue and white ceramic floor and wall tiles and completes the accommodation internally.

The exterior of the property mirrors the excellent condition of the interior with an open, easily maintained front garden and the rear garden offering something for everyone with sections of decking, a small, slabbed patio and raised decked section suitable for soaking up the sun in the summer months. Private and secure, this is an excellent area for entertaining as well as enjoying relaxing time outdoors.

The high specifications of this family home include double glazing throughout, gas central heating and the added benefit of a large garden shed. Due to its mass appeal, this property is not expected to sit long on the market and early inspection is recommended.

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**bedroom 1**







**bedroom 2**



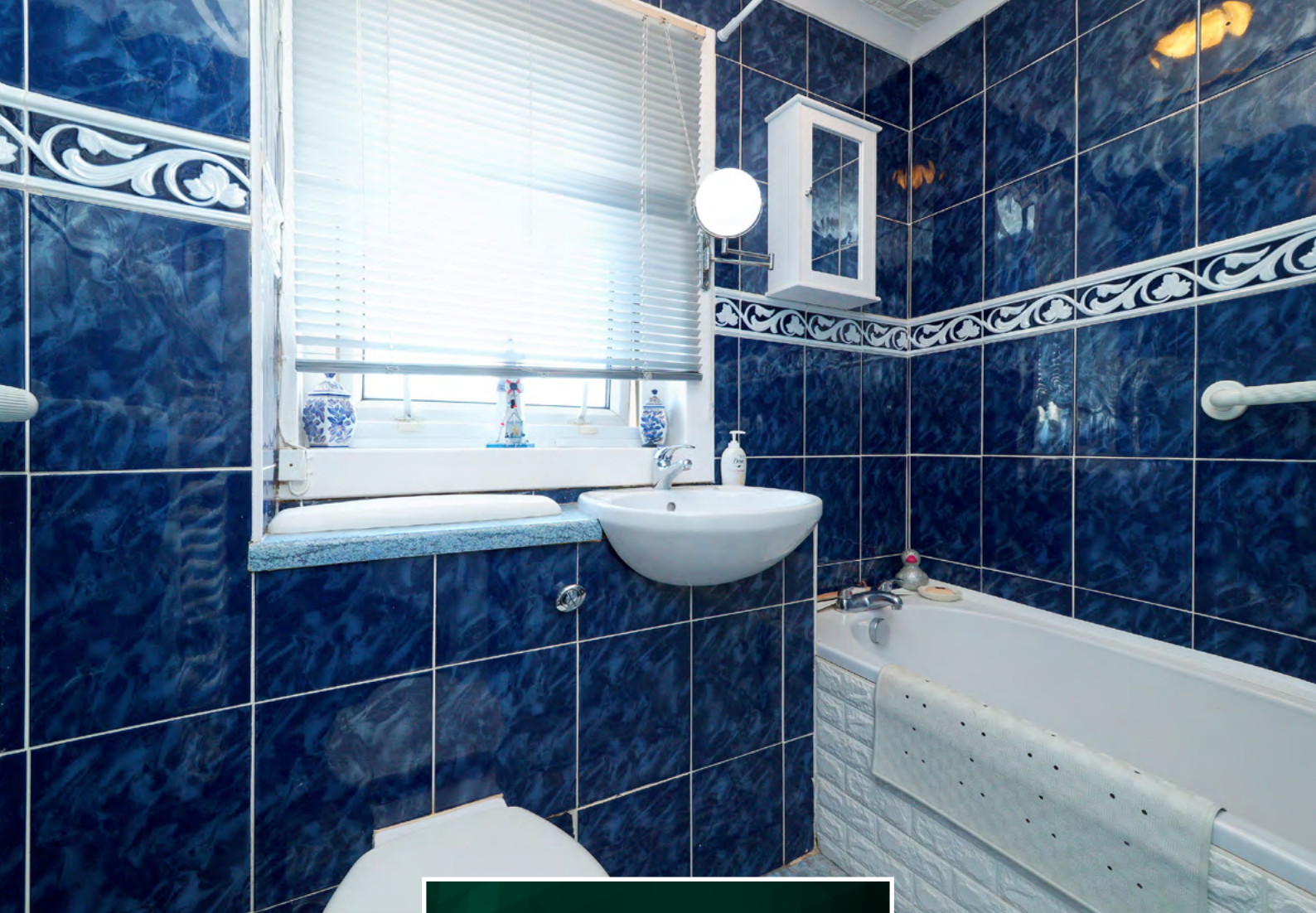




**bedroom 3**



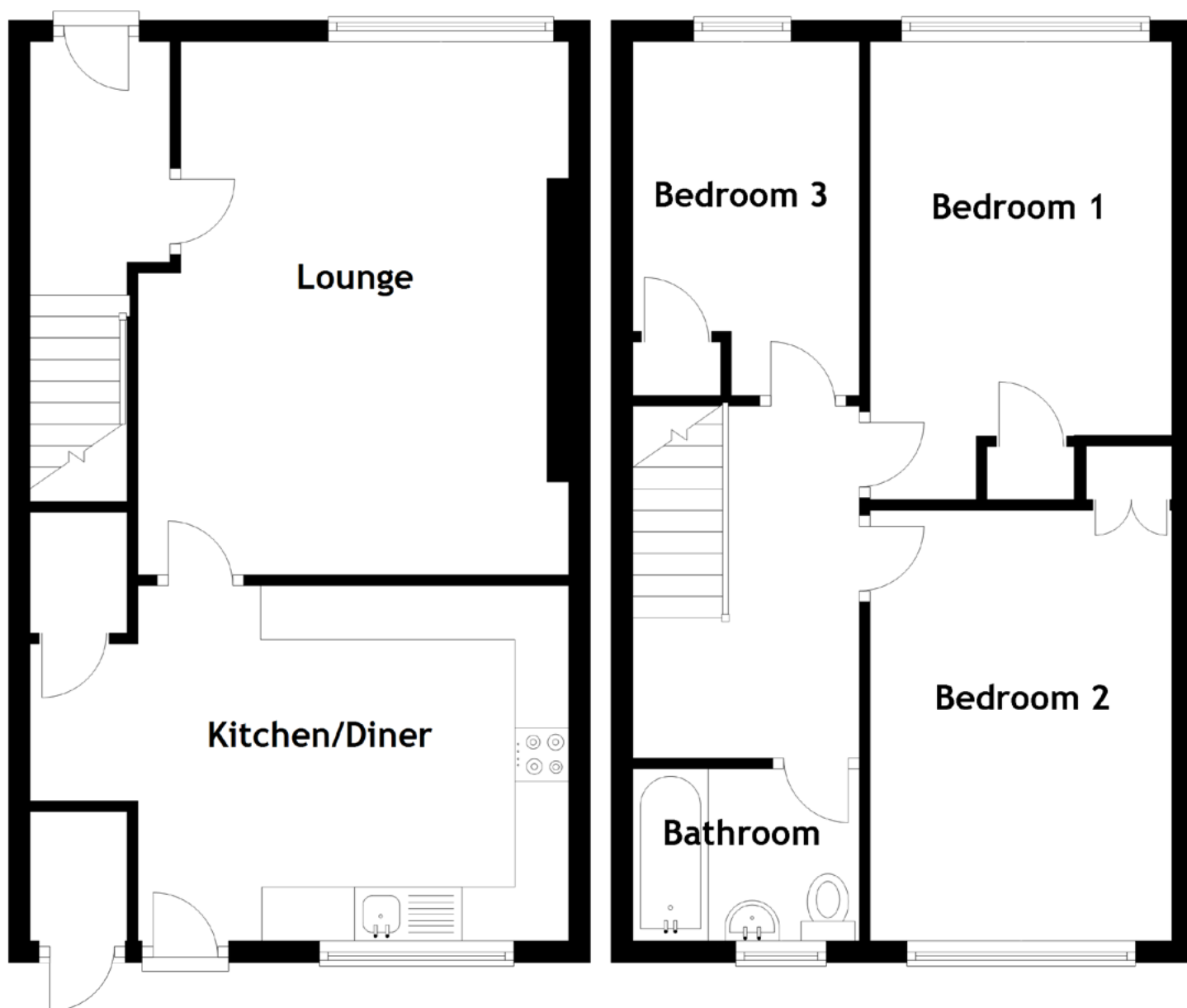




**bathroom**







Approximate Dimensions  
(Taken from the widest point)

Lounge	4.95m (16'3") x 4.00m (13'1")
Kitchen/Diner	4.00m (13'1") x 3.30m (10'10")
Bedroom 1	4.25m (13'11") x 2.80m (9'2")
Bedroom 2	4.00m (13'1") x 2.80m (9'2")
Bedroom 3	3.40m (11'2") x 2.10m (6'11")
Bathroom	2.10m (6'11") x 1.60m (5'3")

Gross internal floor area (m<sup>2</sup>): 92m<sup>2</sup>

EPC Rating: D









**The Boathouse Kilsyth**

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 across the road from the top of the main street and with a handy main route bus stop outside the door this home is ideally situated for all local amenities.

## **The Location**



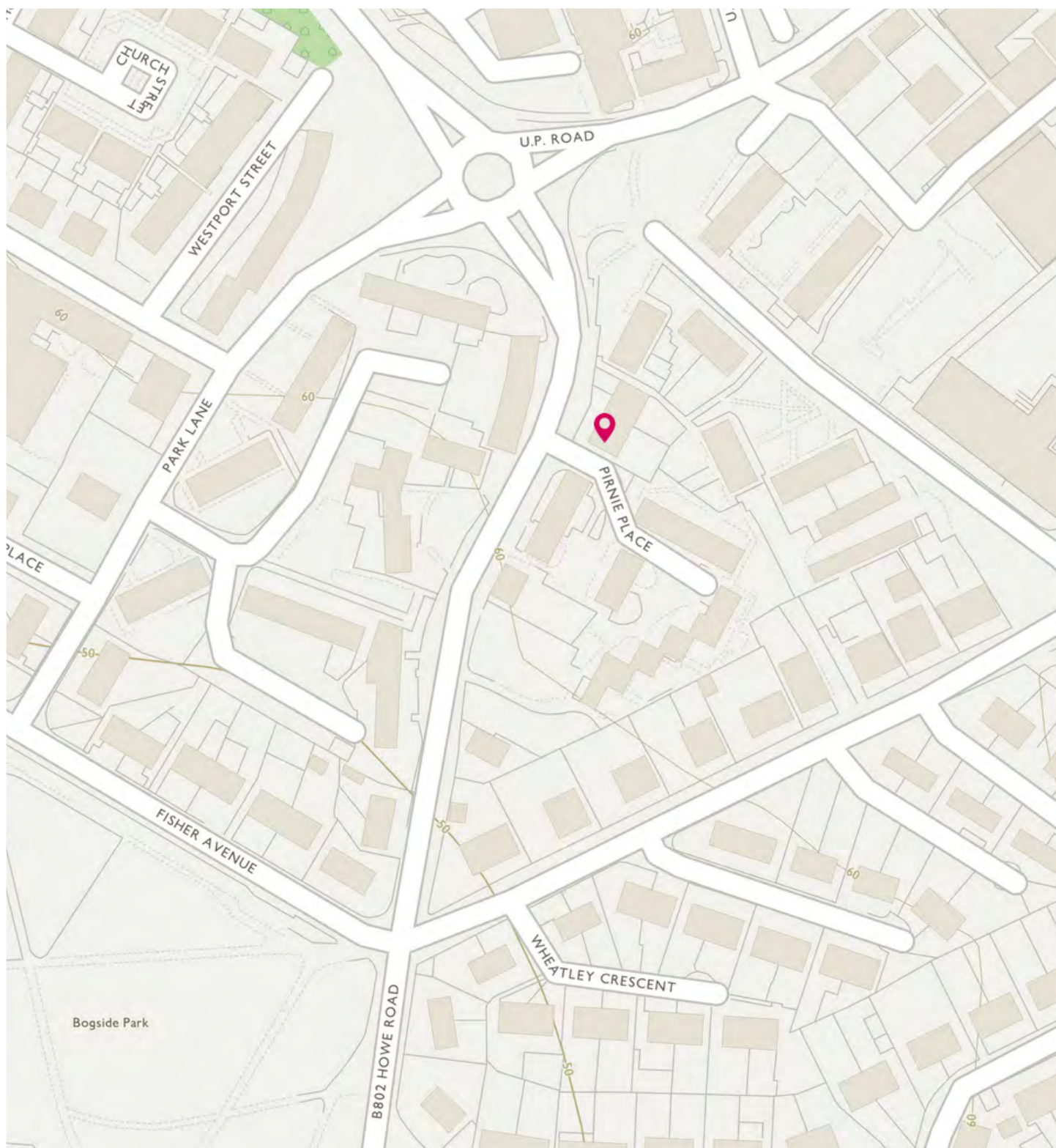


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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