

# 25 Park Avenue

TWECHAR, KILSYTH, G65 9RP



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



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*Well-presented two-bedroom mid-terrace villa situated in a prized location within the popular and quiet village of Twechar in East Dunbartonshire*





We are delighted to introduce to the market this lovely 2-bedroom mid terrace which is the perfect property for a variety of people looking for their ideal home. Inside this home, you will find exceptional design and an inspired layout over 2 levels which provides light-filled and spacious accommodation. The property itself is deceptively spacious and provides a highly successful marriage of proportioned apartments. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. The property has a private and enclosed rear garden, which has been designed for ease of maintenance, providing a private and safe environment for children, whilst offering a quality outdoor space to relax in and boasting a new wooden shed.

## THE LOUNGE/DINER



On entering the home, we have a spacious and light-filled hallway thanks to the very large window next to the front door. We find a flexible lounge/diner flooded with natural light from windows at either end and also features a remote-control gas fire. It is apparent that the current owner has meticulously looked after this family home, which is fit for today's modern living.



# THE KITCHEN



The kitchen has been recently professionally fitted to include a modern light grey floor and wall-mounted units with a striking white worksurface, which provides a fashionable and efficient workspace. It comes complete with a gas hob and electric oven with an integrated dishwasher and free-standing washing machine and tumble dryer. Additional storage can be found in an under-stair cupboard in this room.





On the upper level, you will find two well-appointed bedrooms, both of which offer a range of furniture configurations and space for additional free-standing furniture as well as built-in storage. The contemporary family bathroom completes the impressive accommodation internally with grey walls and flooring and a Triton shower over the bath with a quality glass screen.

## THE BATHROOM





# BEDROOM 1





# BEDROOM 2





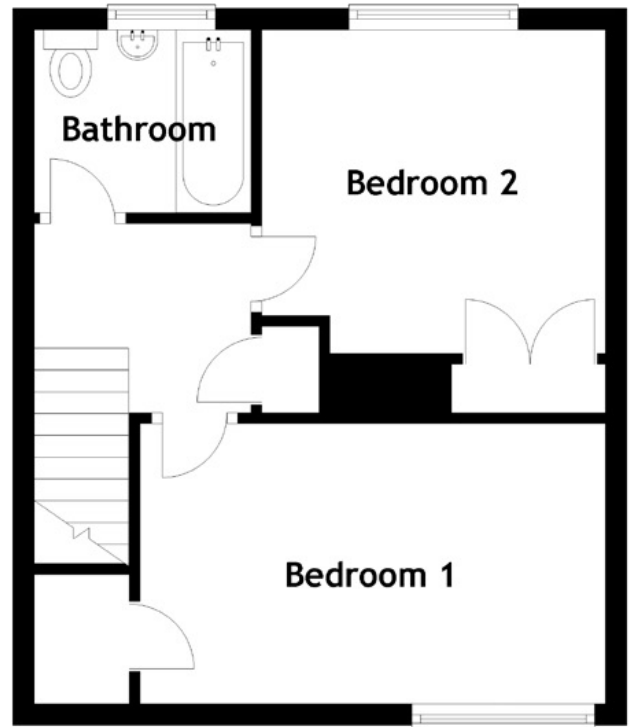
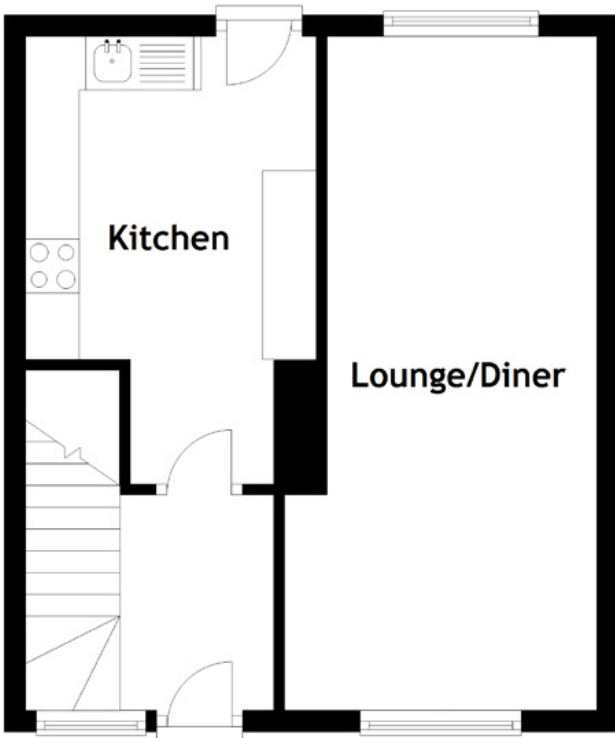
Externally, you will notice the house has been designed for ease of maintenance. A resident's parking area provides off-road parking for many vehicles. Great care and attention have been paid to maintaining the private front and rear gardens. This rear garden is popular in the summer months when entertaining guests and getting the barbecue started. The high specifications of this family home also include double glazing and gas central heating for additional comfort. A well-presented home in a popular quiet community setting means early viewing is essential to avoid disappointment.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP



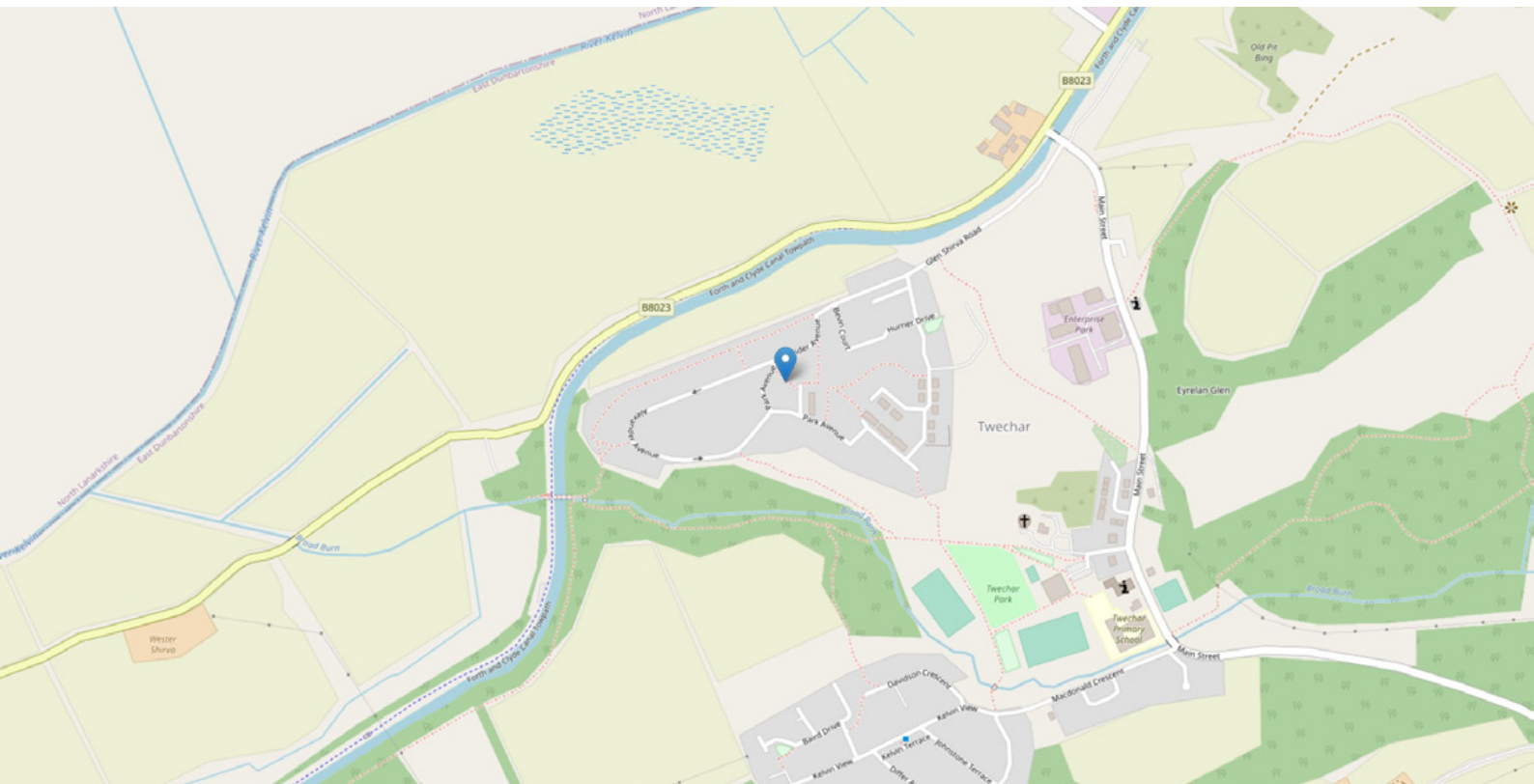
Approximate Dimensions (Taken from the widest point)

Lounge/Diner	6.25m (20'6") x 2.90m (9'6")
Kitchen	4.15m (13'7") x 2.70m (8'10")
Bedroom 1	4.30m (14'1") x 2.60m (8'6")
Bedroom 2	3.20m (10'6") x 3.00m (9'10")
Bathroom	2.01m (6'7") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 67m<sup>2</sup>  
EPC Rating: D

Buyer's Premium Value: £1500.00

Extras (Included in the sale): Some items may be available by separate negotiation.





# THE LOCATION

Twechar is a very quiet but welcoming village in East Dunbartonshire with a community spirit second to none. From the vibrant and inclusive Healthy Living and Enterprise Centre where many groups can be accessed including toddler groups, massage therapy, after school; clubs and many others, to the local social club, there is much to get involved with in village life.







Lying at the midway point of both the Forth and Clyde canal as well as the historic Antonine Wall with its remains of a Roman Fort there is much to do and see around this popular village. There is a popular primary school with transport services to primary and secondary schools in nearby Kirkintilloch. Shopping is available via public transport to Kirkintilloch and Kilsyth and Cumbernauld is a short drive away with all its retail parks and amenities. The nearby train Station at Croy is on the main Glasgow to Edinburgh line with express trains a regular feature to both cities and beyond.



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