



## 11 Glenalva Court, Kilsyth, Glasgow, North Lanarkshire, G65 9DN

Immaculately Presented & Spacious, Three-Bedroom, Detached Bungalow with Gardens & Driveway

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# Property Description

Immaculately presented and spacious, three-bedroom, detached bungalow, with gardens and a driveway. With a quiet and desirable cul-de-sac setting, in the town of Kilsyth, North Lanarkshire

Comprises an entrance hallway, living/dining room, kitchen, three double bedrooms, an en-suite shower room, and a family bathroom.

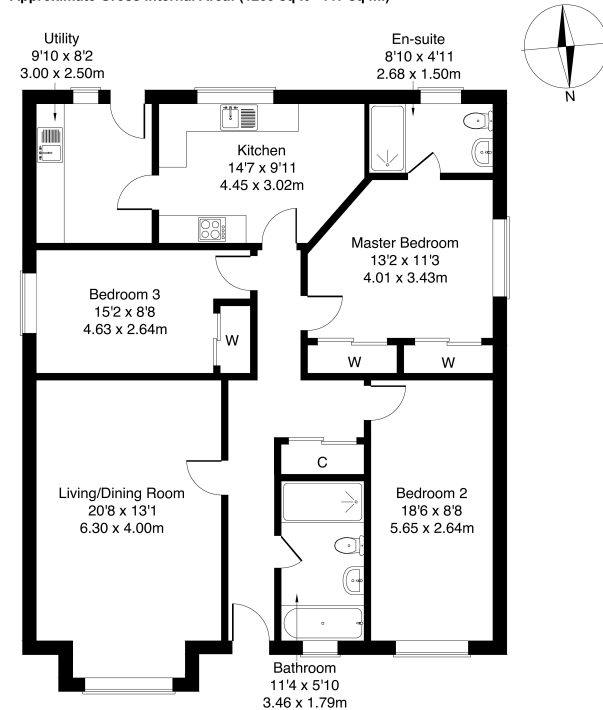
A stylish home finished with quality fittings and light tasteful decor - ready-to-move-in. Highlights include a modern integrated kitchen, luxurious bathroom suites, contemporary lighting and generous room sizes. In addition, there is gas central heating, double glazing, multiple TV points, and superb storage provision including a loft.

Externally, there is a lawn and mono-blocked driveway to the front with a driveway to the side; whilst an enclosed rear garden features a lawn and paved patio.

A welcoming entrance hall affords access throughout the property, including a convenient built-in cupboard offering space for outerwear. Set to the front, a generously sized living room is finished with light neutral decor, carpeted flooring, two light fittings with ceiling roses, coving, an electric fireplace and ample space for a dining area. Set to the rear, the kitchen offers space for a breakfast table and access to the utility, which offers access to the southerly-facing garden. Fitted units include stone effect worktops, a tiled surround and a sink with drainer; with appliances including an integrated gas hob, oven, dishwasher and fridge; whilst the utility features further units, a sink and space for freestanding appliances.

The spacious master bedroom is set to the rear, with a side aspect window, carpeted flooring, two large built-in wardrobes with mirror sliding doors, and a modern fully tiled en-suite shower room with a rear-facing window, a rainfall shower, vanity unit and a ladder-style radiator. Two further carpeted bedrooms, also offer spacious room sizes, light decor and carpeted flooring, with bedroom three featuring a built-in wardrobe with mirror sliding doors. Completing the accommodation, an exceptionally spacious, modern and stylish bathroom suite includes fully tiled splash walls and flooring, a large shower cubicle with a rainfall shower, a standalone bathtub, a vanity unit and a ladder-style radiator.

**omov<sup>8</sup> 11 Glenalva Court, Kilsyth, North Lanarkshire G65 9DN**  
Approximate Gross Internal Area: (1259 sq ft - 117 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.









# Area Description

Kilsyth is located in North Lanarkshire, roughly halfway between Glasgow and Stirling, with excellent road links, marking the area an easy commute, as well as train stations at Croy and Cumbernauld. There is a wide range of local shops and the usual expected everyday amenities including a Lidl within walking distance, as well as pubs and eateries. Whilst the larger towns of Kirkintilloch, Bishopbriggs and Cumbernauld are a short drive away, providing a wider range of shops, supermarkets and services, as does Glasgow itself. Colzium Park and Kilsyth Lennox Golf Course, offer green spaces locally, whilst Palacerigg Country Park, Cumbernauld House Park and Cumbernauld Glen have a wealth of family-friendly activities and walking trails, and are just a short drive away. The area is also well-served by schooling at all levels.















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