



30 WILLIAM WILSON COURT, KILSYTH O/o £117,500

Situated in popular William Wilson Court in the centre of Kilsyth, is this seldom available **two bedroom ground floor** flat with secure door entry system. The ground floor flats in this location rarely come onto the market and once people own them they tend to stay in them for many years. Presented to the market by local agent Kelvin Valley Properties, the property will require a little internal modernisation however has the opportunity to add value. Internally there is a large lounge with French doors, fitted kitchen, two double bedrooms (master is en-suite) and a main bathroom. Externally there are shared residents gardens and a private parking bay.



- Seldom available ground floor flat
- Bright lounge - South & West facing windows
- Well presented interior
- Security entrance

- Attractive grounds maintained by factor
- Superb central location
- Private parking bay
- Energy efficiency rating C



Entrance

From the roadside, you access the security entrance. Once inside, the door accessing number 30 is on your right-hand side.

Lounge (15' x 11'3)

Spacious lounge with neutral decor. Features a Juliette balcony offering an open outlook to the front. There is also a window to the side, making this a bright room. Carpeted floor area. Plenty of space for furniture in this lovely room.

Kitchen (9' x 7'7)

Fitted kitchen with base and wall mounted storage units and extensive work surface. Integral sink and oven/hob/hood. Tiled floor area and window to the rear. The washing machine and fridge/freezer are included in the sale.

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.

Kelvin Valley Properties are a longstanding member of The Property Ombudsman. Further details of membership and obligations can be found at www.tpos.co.uk

Master Bedroom & En-Suite (9'2 x 9')

Double bedroom with fitted storage cupboard and carpeted floor area. Light décor. En-suite shower room with shower in cabinet, wash hand basin and W.C. Textured glass window to the side.

Bedroom 2 (9' x 8'9)

Further double bedroom, this time to the front of the property. Fitted wardrobes offering excellent storage. Carpeted floor area.

Bathroom (6'9 x 5'8)

Fitted bathroom with bath, wash hand basin in and W.C. Shower and screen fitted above the bath. Fully tiled floor and walls.

Sales Information

All floor coverings, light fittings & blinds included.

Property Summary

A seldom available two bedroom ground floor flat in this popular and central location in Kilsyth. Benefits from having a security entrance system, private parking, and being set within attractive grounds that are well-maintained by the factor for a monthly fee. Early viewing is advised to avoid disappointment.

Area Details

Kilsyth offers a number of amenities including shops, health & leisure, primary & secondary schooling 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.

Viewings

**By appointment only
through Kelvin Valley Properties**

Office Contact: **John or Carol**

Reference Number: **K/2375**



Post Code for Sat Nav

G65 9DP