



67 HOWE ROAD, KILSYTH

O / o £104,995

A spacious **two bedroom semi-detached property** on Howe Road in Kilsyth, this property offers a spacious interior with garden areas to the front and rear of the property. Presented to the market by award winning local agent Kelvin Valley Properties, this home would be ideal for a first time buyer or someone looking to downsize. Internally there is a lounge, breakfasting kitchen, two double bedrooms and a fitted bathroom. The full details & home report can be accessed on the Kelvin Valley website.



- Semi-detached home
- Spacious interior
- Ideal for a first time buyer or downsizing
- Gas central heating & Double glazing
- Two double bedrooms
- Front and rear gardens
- Contemporary fitted kitchen
- Energy efficiency rating D

Local Office: 23 Main Street, Kilsyth, Near Glasgow, G65 0AH
Tel : 0800 133 7775 Email: sales@kvps.co.uk Website: www.kvps.co.uk



ENTRANCE

From the roadside, proceed through the gate and along the pathway to the front entrance of the property.

LOUNGE

Spacious lounge with windows to the front and side. Ample space for living room furniture. Carpeted floor area.

BREAKFASTING KITCHEN

Attractive fitted kitchen with base and wall mounted storage units and work surfaces. Integral sink, oven/grill, hob and hood. Breakfast bar area. Door providing access to the rear garden.

BEDROOM 1

Large double bedroom with ample space for bedroom furniture and a carpeted floor area. Double window to the front.

BEDROOM 2

Another double, this time with a double window overlooking the rear garden. Carpeted floor area. Ample space for bedroom furniture.

BATH ROOM

Fitted bathroom with a shower over the bath, wash hand basin and W.C. Textured glass window to the rear. Wet wall panelling and vinyl flooring

GARDENS

Private garden areas to the front and rear of the property.

SALES INFORMATION

All floor coverings, light fittings & blinds included.

PROPERTY SUMMARY

A spacious two bedroom semi-detached home on Howe Road in Kilsyth. This home offers an opportunity for a first timer buyer or someone looking to downsize. 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.



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 an electronic measuring device 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 is a member of The Property Ombudsman. Further details of membership and obligations can be found at www.tpos.co.uk

Viewings

By appointment only through Kelvin Valley Properties

Office Contact: **John or Paul**

sales@kvps.co.uk / 0800 133 7775

Reference Number: **K/2664**



Post Code for Sat Nav

G65 0LW