



33 COURTHILL CRES, KILSYTH

O/o £84,995

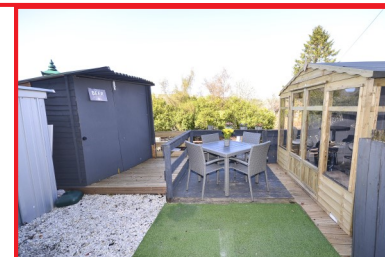
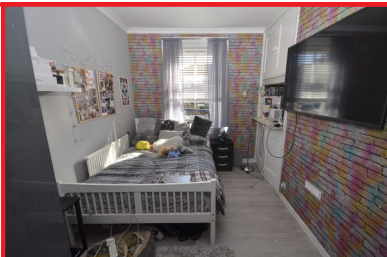
Kelvin Valley Properties are delighted to bring to the market this beautifully presented **three bedroom ground floor flat** in popular Courthill Crescent in Kilsyth. The property benefits from having a large family-sized interior as well as well as private gardens and a spacious monoblock driveway. Internally the property has a large lounge, fitted kitchen, modern bathroom, and three double bedrooms. These flats are large and this one boasts an immaculate contemporary interior and plenty of parking. Early viewing is advised to avoid disappointment.



- Beautiful modern interior
- Superb monoblock driveway to front
- Three double bedrooms
- Private gardens
- Modern kitchen and bathroom
- Large family-sized layout
- Ideal 1st time buy or buy-to-let
- Energy efficiency rating D



Local Office: 23 Main Street, Kilsyth, Near Glasgow, G65 0AH
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Entrance

From the roadside, the pathway to the right hand side of the building leads to the front door.

Reception

The front door opens into the hallway, from where all the rooms in the property are accessed.

Lounge (15'0 x 14'1)

Spacious living room with large window to the front allowing plenty of natural light into the room. Wallpapered feature wall. Ample space for both living room furniture as well as a table and chairs. Modern laminate flooring.

Kitchen (12'3 x 8'4)

Modern fitted kitchen with grey gloss storage units and two long worktops. Integral oven/hob/hood, and integral sink. Laminate flooring. Back door to the section of private rear garden from here. A beautiful modern kitchen.

Bedroom 1 (15'3 x 7'9)

Large master bedroom with window to the front. Plenty of space for furniture. Carpeted floor area. Fitted double cupboard.

Bedroom 2 (15'0 x 8'6)

Another double bedroom, again to the front of the property. Ample space for a double bed. Laminate flooring. Feature wall.

Bedroom 3 (11'5 x 8'3)

Double bedroom with window to the rear. Carpeted floor area.

Bathroom (8'4 x 6'2)

Fitted bathroom comprising of a bath, wash hand basin and W.C. Shower and shower screen fitted to bath. Textured glass window to the rear allowing natural light into the room. Spotlights in the upvc ceiling providing downlighting.

Heating & Double Glazing

Gas central heating. The property benefits from full double glazing.

Gardens & Driveway

Large monoblock driveway to the front with space for several vehicles. Section of private rear garden immediately to the rear of the property with bar and summerhouse, as well as a section of decking and artificial grass. There is also access to a shared drying green beyond the back garden, shared with one other neighbour.

Property Summary

A large family-sized flat in a popular neighbourhood with superb off-road parking. Beautiful contemporary interior. Ideal first time buy or investment purchase. Early viewing is advised to avoid disappointment.

Area Summary

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

Viewings

**By appointment only
through Kelvin Valley Properties**

Office Contact: **John or Andy**

Reference Number: **K/2065**

