



## 26 MANSE COURT, KILSYTH

F / P £57,995

A two bedroom ground floor flat on Manse Court in Kilsyth, providing a fantastic investment opportunity for an investor or developer to add value to this property. The property benefits from having spacious rooms throughout with shared garden areas to the front and rear. Internally there is a large lounge with space for a table and chairs, fitted kitchen, two double bedrooms and a fitted bathroom with a shower over the bath. Externally there are shared residents gardens to the front and rear of the property. The full property details and home report can be accessed on the Kelvin Valley website.



- A fantastic opportunity to add value
- Spacious rooms throughout
- Shared residents gardens
- Double glazing
- Ideal for an investor or developer
- Two double bedrooms
- Gas central heating
- Energy efficiency rating D

Local Office: 23 Main Street, Kilsyth, Near Glasgow, G65 0AH  
Tel : 0800 133 7775 Email: [sales@kvps.co.uk](mailto:sales@kvps.co.uk) Website: [www.kvps.co.uk](http://www.kvps.co.uk)



## ENTRANCE

From the roadside, you proceed into the close to the front entrance of number 26 on the right hand side.

## LOUNGE / DINING

Spacious lounge with a window overlooking the front of the property, allowing plenty of light into this room. Ample space for dining and living room furniture in this room.

## KITCHEN

Fitted kitchen with base and wall mounted storage units, work surfaces and a breakfast bar. Integral sink, oven, hob and hood. The washing machine and dishwasher are included in the sale (untested and without guarantee).

## BEDROOM 1

Well proportioned double bedroom with a window to the rear and a carpeted floor area. Ample space for furniture.

## BEDROOM 2

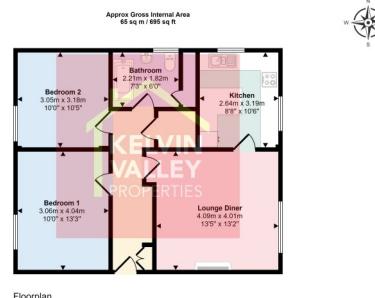
Double bedroom again with a window to the rear and a carpeted floor area. Ample space for furniture.

## SHOWER ROOM

Fitted bathroom with a shower over the bath, wash hand basin and W.C. Textured glass window to the rear. Storage cupboard in this room. Tiled walls and flooring.

## GARDENS

Shared residents gardens to the front and rear of the property.



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](http://www.tpos.co.uk)

## SALES INFORMATION

All floor coverings, light fittings & blinds included.

## PROPERTY SUMMARY

A two bedroom ground floor flat on Manse Court in Kilsyth. An ideal opportunity for an investor or developer to add value. 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 Paul**

[sales@kvps.co.uk](mailto:sales@kvps.co.uk) / 0800 133 7775

Reference Number: **K/2589**



Post Code for Sat Nav

**G65 0DE**