

Kelvin Valley Properties are delighted to bring to the market this affordable **two bedroom terraced house** in popular Argyll Place in Kilsyth. Requiring some internal modernisation, this house would be ideal for an investor, developer or first time buyer not afraid of doing some work. Internally the property boasts a large modern lounge, part fitted kitchen, two double bedrooms and a fitted bathroom. Externally there are private gardens to front and rear. Don't miss this excellent opportunity to purchase a property in a popular street and add value. Early viewing is advised.



- Popular area
- Affordable price
- Opportunity to add value
- Private front and rear gardens

- Gas central heating
- Double glazing
- Spacious interior
- Energy efficiency rating C



Entrance

From the roadside, proceed up the path to the row of houses. The pathway to the front door passes through the front garden.

Reception

The front door provides access into the entrance hallway, which has useful cupboard space. The kitchen is to the right, and the lounge is at the end of the hallway. The stairway to upstairs rooms is directly ahead.

Lounge (16'4 x 12'0)

The spacious lounge has a carpeted floor area and patio doors leading out into the rear garden. Fire (untested) and surround included in the sale. Plenty of room for furniture.

Dining Kitchen (15'1 x 9'6)

The kitchen is spacious and has fitted units and worksurfaces, with integral sink. Double window to the front. Space for a table and chairs. Would benefit from being upgraded to modern standards.

Bedroom 1 (11'8 x 11'1)

Double bedroom, positioned to the front of the property with fitted storage. Carpeted floor area.

Bedroom 2 (13'1 x 8'6)

Double bedroom to the rear with window overlooking the back garden. Carpeted floor area.

Bathroom (8'5 x 6'8)

Fitted bathroom, with bath, wash hand basin and W.C. Shower fitted above the bath. Would benefit from being upgraded to modern standards.

Gardens

Private front and rear garden areas. Both areas are laid to lawn.

Heating & Windows

Gas central heating. Windows are double glazed units of an older style.

Property Summary

A spacious and affordable terraced house in a popular part of the town. Offered at a sensible price to reflect the fact internal modernisation will be required. Ideal for an investor or first time buyer. Early viewing is advised to avoid disappointment, this one won't be on the market for very long!

Area Details

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/1992**



Post Code for Sat Nav

G65 0PD