



## 42 KELVIN WAY, KILSYTH

O / o £71,995

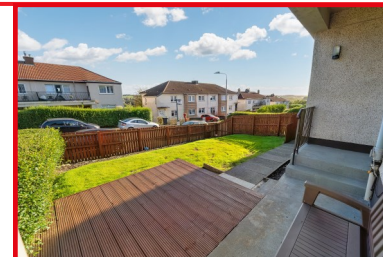
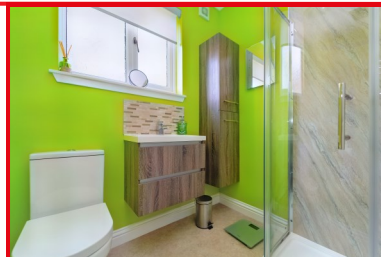
Situated in a popular part of the town of Kilsyth is this **spacious and well presented two bedroom lower cottage flat**. Brought to the market by award-winning local agent Kelvin Valley Properties. Internally there is a large lounge, fitted kitchen, two bedrooms and modern shower room. Externally there is a private front garden and access to a shared drying green to the rear. This flat would be ideal for a first time buyer or downsizer. Early viewing is recommended to avoid disappointment.



- Spacious ground floor flat
- Two double bedrooms
- Close to schools
- Attractive modern interior
- Contemporary shower room
- Shared drying green to the rear
- Close to the centre of the town
- Energy efficiency rating D

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

From the roadside, you proceed up a few steps into the front garden and from there you will access the main door, which is positioned at the front of the building.

## Lounge ( 14'9 x 12'4 )

Large lounge with neutral decor. Triple window to the front allowing plenty of natural light into this room. Ample space for own furniture as well as a table and chairs. Carpeted floor area.

## Kitchen ( 10'2 x 8'11 )

Modern fitted white gloss kitchen with base and wall mounted storage units and extensive work surface. Integrated microwave and modern cooker hood included in sale. Space for your own appliances. Vinyl floor covering and contemporary radiator. The windows look out to the rear, you also have a back door leading into the shared drying area.

## Bedroom 1 ( 12'2 x 11'11 )

Well-proportioned double bedroom with large window to the front. Carpeted floor area. Large cupboard offering excellent storage as well as plenty of space for own furniture. Carpet laid to floor.

## Bedroom 2 ( 11'8 x 9'1 )

Further double bedroom, this time to the rear. Ample space for own furniture. Carpeted floor area and neutral décor.

## Shower Room ( 6'0 x 5'8 )

Fitted shower room with corner shower cubicle incorporating a thermostatic shower, wash hand basin in vanity unit and W.C. Modern wall unit offering excellent storage and towel radiator. Textured window to the rear allowing natural light in.

## Sales Information

All floor coverings, light fittings & blinds included.

## Property Summary

A spacious, well presented two bedroom flat in a popular location close to the centre of the town. Ideal of a first time buyer or downsizer. 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 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](http://www.tpos.co.uk)

## Viewings

**By appointment only  
through Kelvin Valley Properties**

Office Contact: **John or Carol**

Reference Number: **K/2423**



**Post Code for Sat Nav**

**G65 9UL**