

Kelvin Valley Properties are delighted to present to the market this newly refurbished **two bedroom ground floor cottage flat** on popular Kelvin Way, Kilsyth. Situated close to the centre of the Town and close to local schooling, this spacious flat has just been refurbished and boasts an attractive modern interior. Internally the property boasts a large lounge, newly fitted kitchen, two double bedrooms, and a newly fitted bathroom. Externally there is a private garden to the front and access to a shared drying green to the rear. Early viewing advised to avoid disappointment.



- Refurbished throughout
- Newly fitted kitchen and bathroom
- Area of private garden
- Double glazing & gas central heating

- Spacious modern interior
- Close to local schools
- Ideal for a first time buyer
- Energy efficiency rating D



Entrance

From the roadside there is a path leading to the front door, which is located in the front of the building.

Reception

UPVC door accessing the main hallway. This area has new laminate flooring. All the rooms in the property are accessed from here apart from the kitchen which is off the lounge.

Lounge (15'1 x 12'9)

Spacious living room with modern décor. Freshly painted and laminate flooring. Plenty of space for furniture. Large window formation to the front.

Kitchen (11'9 x 9'6)

Newly fitted Wren kitchen (15 Year guarantee) with modern base and wall-mounted storage units and two extensive worksurfaces. Integral sink on one side, and integral hob on the other. The oven is also integrated. The fridge freezer, washing machine and tumble dryer are included in the sale. Vinyl floor covering.

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.

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Bathroom (6'0 x 5'6)

Newly fitted bathroom with suite comprising of bath, wash hand basin, W.C. and shower fitted above the bath. Vinyl floor covering and wet wall panelling. Textured glass window to the rear allowing natural light into the room.

Bedroom 1 (13'6 x 11'8)

Well-proportioned master bedroom looking out to the front of the property. Plenty of room for furniture. Neutral décor and carpeted floor area.

Bedroom 2 (11'9 x 11'0)

Another large double bedroom, this time to the rear. Again this room is carpeted and has neutral décor, with ample space for furniture.

Gardens

Private front garden, with opportunity to create a driveway if desired. Access to a shared drying green to the rear.

Heating & Double Glazing

Gas Central Heating and double glazing.

Property Summary

A refurbished lower cottage flat in Kilsyth, offered at an affordable price. Benefits from having large rooms throughout and a private area of garden. Ideal for a first time buyer or buy to let investor. 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.

Viewings

**By appointment only
through Kelvin Valley Properties**

Office Contact: **John or Andy**

Reference Number: **K/2017**



Post Code for Sat Nav

G65 9UL