



5 ADAMS PLACE, KILSYTH

O/O £52,500

Ideal for an investor or first time buyer, this affordable **three bedroom upper maisonette flat** is located in the Adams Place cul-de-sac in central Kilsyth. Presented to the market by award winning local agent Kelvin Valley Properties, the flat boasts a spacious family-sized interior as well as plenty of parking outside. Internally there is a lounge with dining area, fitted kitchen, three bedrooms, a fitted shower room, and a separate cloaks. Externally there is a private drying green to the rear and a large residents' car park to the front. Early viewing is recommended.



- Spacious interior over two levels
- Affordable price
- Ideal investment or first time buy
- Central location close to amenities
- Residents' car park to the front
- Gas central heating & double glazing
- Drying area to the rear
- Energy efficiency rating C

Local Office: 23 Main Street, Kilsyth, Near Glasgow, G65 0AH
Tel : (01236) 826661 Fax : (01236) 826699 Email: sales@kvps.co.uk Website: www.kvps.co.uk



Entrance

From the residents' car park you access the pathway leading to the block to where the four flats are located. Number 5 is the top-right flat, accessed via the shared close.

Reception

The hallway accesses the kitchen, lounge and downstairs toilet. Stairs access the upper rooms. Three hallway cupboards.

Lounge (22'7 x 11'7)

The lounge is particularly spacious and boasts a bay-style window to the front and another window to the rear. Carpeted floor area. Ample space for both living room furniture as well as a table and chairs.

Kitchen (11'8 x 8'2)

Fitted kitchen with base and wall-mounted storage units and extensive worksurfaces. Integral sink and oven/hob/hood. Space for other appliances. Window to the front. Tiled floor.

Downstairs Cloaks

Useful downstairs W.C with toilet and wash hand basin.

Bedroom 1 (11'5 x 11'5)

Spacious presented master bedroom with window to the front. The floor area is carpeted, and there is ample room for bedroom furniture.

Bedroom 2 (12'1 x 10'5)

This is also a good-sized double bedroom. Again with views to the front. Fitted wardrobe space. Carpeted floor area.

Bedroom 3 (11'4 x 7'9)

Single L-shaped bedroom to the rear with carpeted floor area. Could also be used as a home office or dressing room.

Shower Room (10'6 x 5'3)

Wet floor shower room with electric shower. Wash hand basin and W.C. Textured glass window allows natural light into the room.

Gardens & Storage

Shared front garden and own drying green to the rear. External cellar cupboard privately owned.

Heating & Windows

Gas Central Heating. Double glazing throughout.

Property Summary

An especially spacious upper maisonette flat formed over 2 levels in a popular area. Affordable price, making this an ideal purchase for an investor or first time buyer. 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 Carol**

Reference Number: **K/2168**

