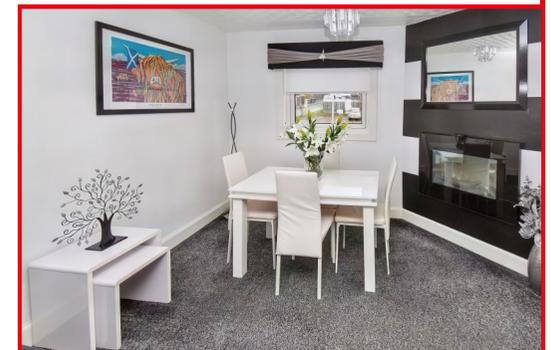




## 8 ADAMS PLACE, KILSYTH

O / o £69,000

Family buyers won't want to miss this **spacious 3 bedroom upper maisonette flat** in central Adams Place, in Kilsyth. Boasting large rooms and a flexible layout over two levels, these flats have jwordust been upgraded externally with new thermal cladding and roughcasting. Presented to the market by award winning local agent Kelvin Valley Properties, the flat has a large a lounge with dining area, quality fitted kitchen, three bedrooms, fitted bathroom and a separate cloaks. Externally there is a drying green to the rear and a large residents' car park to the front. Ideal for a first time buyer or a family needing more space. Be quick!



- Three bedrooms
- Upper maisonette over two levels
- Large rooms throughout
- Attractive contemporary interior
- Ideal family property
- Re-roughcasted and thermal cladding
- Residents parking to the front
- Energy efficiency rating C

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 carpark you access the entrance. Once inside, climb the stairwell to the 2nd floor where you will see the door to No.8 on your left.

### Lounge / Dining ( 18'10 x 11'1 )

Large lounge with contemporary décor and dual aspect with windows to both front and rear. Ample space for both living and dining furniture in here. Feature wall with electric fire (included). Fully carpeted. Superb views towards Castle Hill / Bar Hill in the distance.

### Kitchen ( 12'3 x 7'9 )

Fitted kitchen with base and wall mounted storage units and extensive work surface. Integral sink and oven, hob & hood. Freestanding washing machine, fridge freezer (not the one shown but a larger one) and tumble dryer also included in the sale. Tiled floor area. Window to the front with lovely views.

### Bedroom 1 ( 9'3 x 8'10 )

Well-proportioned contemporary double bedroom with two sets of fitted mirrored wardrobes offering excellent storage. Carpeted floor area. Window to the front.

### Bedroom 2 ( 11'8 x 7'10 )

Further double bedroom, again with window to the front. Fitted storage. Carpeted floor area.

### Bedroom 3 ( 11'0 x 7'7 )

Bedroom to the rear with laminate flooring and modern décor. Could also be a home office or dressing room.

### Bathroom ( 8'7 x 5'2 )

Fitted bathroom with bath, wash hand basin and W.C. Shower fitted above the bath. Tiled walls and vinyl floor.

### Cloaks

Useful downstairs cloaks with sink & W.C.

### Sales Information

Private loft with the top floor flats. All floor coverings, light fittings & blinds included.

### Property Summary

A spacious family maisonette, with three bedrooms and a modern interior. Benefits from the new thermal cladding and roughcasting carried out as part of energy enhancing upgrades in the area. Seller has already paid for this. Don't miss this one - please view early!

### 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/2429**



**Post Code for Sat Nav**

**G65 0JR**