

## 32 ALDER ROAD, MILTON OF CAMPSIE O/O £89,995

Offering private gardens, and a sought-after ground floor position, buyers won't want to miss this affordable **two bedroom garden flat** in Alder Road, Milton of Campsie. Presented to the market by award winning local agent Kelvin Valley Properties, this flat is located in a quiet residential area. Internally the property boasts a large lounge, fitted kitchen, two double bedrooms and a bathroom. Externally there is a private garden and shared double-width driveway to the side. The property requires some internal modernisation, reflected in the competitive asking price.



- Superb ground floor position
- Opportunity to add value
- Affordable price
- Private rear garden
- Quiet residential area
- Driveway to the side
- Double glazing
- Energy efficiency rating D



## Entrance

From the driveway at the side of the property, you can access the front door (positioned in the side of the building).

## Reception

The front door leads into the main hallway. All of the rooms in the property are accessed from here apart from the kitchen which is off the lounge.

## Lounge ( 16'4 X 12'8 )

The lounge is spacious and has a large window which looks out to the front. The floor area is ready to be carpeted and the room benefits from having ample space for lounge furniture as well as a table and chairs if desired.

## Kitchen ( 11'5 X 8'0 )

Fitted kitchen with base and wall mounted storage units and worksurfaces. Integral sink and hob (untested). Window to the rear. The back door accesses the private back garden from here.

## Bedroom 1 ( 12'0 X 10'5 )

The master bedroom is spacious and has plenty of room for furniture. Ready to be carpeted. Window to the rear.

## Bedroom 2 ( 12'0 X 8'0 )

Another bedroom, this time to the front. Fitted wardrobes provide excellent storage. Ready to be carpeted.

## Bathroom ( 10'5 X 8'6 )

Fitted bathroom with suite comprising of a bath, wash hand basin and W.C. Electric shower (untested) fitted above the bath. There is a textured glass window to the rear allowing plenty of natural light into the room.

## Heating & Double Glazing

There is an old warm-air heating system, not thought to be working correctly. It is likely that the new owner will install gas central heating. Double glazed windows throughout.

## Gardens & Driveway

Private rear garden, which is fenced in. Contains shed (included in the sale) and some trees. There is a double width driveway to the side, shared with the upstairs neighbour. There is enough room for at least 4 vehicles. Each property tends to use one half of the driveway.

## Property Summary

An affordable garden flat in a sought after area. The ground floor ones don't come up very often so we advise early viewing is recommended to avoid disappointment! Will require internal modernisation, reflected in the price.

## Area Summary

Milton of Campsie is a popular village at the foot of the Campsie Hills, close to Kirkintilloch. There are a few local amenities in the village, including shops and a primary school. Nearby Kirkintilloch has a lot more amenities including shops, health & leisure, primary & secondary school and sports facilities as well as a number of historic tourist attractions.

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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## Viewings

**By appointment only  
through Kelvin Valley Properties**

Office Contact: **John or Carol**

Reference Number: **K/2288**



**Post Code for Sat Nav**

**G66 8HH**