

Ideal for a first time buyer, landlord or someone downsizing, is this **two bedroom garden flat** in Banknock. Situated at the end of Hazel Road in a quiet location adjacent to woodland, the property benefits from having its own private front and rear gardens as well as a garage on the title deeds (which will need refurbishment). Internally, there is a large lounge, fitted kitchen, two bedrooms and a fitted bathroom. The property has double glazing and gas central heating. Early viewing of this flat is recommended.



- Affordable garden flat
- Ideal for a 1st time buyer or downsizer
- Private front and rear gardens
- Garage included on title (needs refurb)
- Quiet residential neighbourhood
- Great location for commuting
- Double glazing & gas central heating
- Energy efficiency rating C



Entrance

From the roadside, you access the steps and pathway that lead to the terrace which houses number 108. As you face the front of the property, you then access the left-hand door.

Lounge (15' x 11'11)

Spacious lounge with full-height window to the front allowing plenty of light in. Carpeted floor area. Plenty of space for furniture. Neutral décor.

Kitchen (10'3 x 6'8)

Fitted kitchen with traditional base and wall mounted storage units. Two work surfaces, one with integral sink. Spaces for appliances. Back door to the rear garden from here. Tiled floor.

Bedroom 1 (10'2 x 9'11)

Well-proportioned double bedroom to the front of the property. Fitted storage space. Carpeted floor area.

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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Bedroom 2 (9'9 x 6'8)

Single bedroom to the rear with fitted mirrored wardrobes. Window overlooking the back garden. Laminate flooring.

Bathroom (6'9 x 6'8)

Contemporary bathroom upgraded in recent times. Comprises of bath, thermostatic shower and shower screen over the bath, w.c. and sink in vanity. Fully tiled for your convenience and fitted with modern towel radiator.

Sales Information

All floor coverings, light fittings, and blinds included in the sale. The working CCTV system is included in the sale as is the shed in the rear private garden.

Property Summary

Affordable two bed garden flat in a popular area, ideal for a 1st time buyer or someone downsizing. Benefits from having both private front and rear gardens as well as a garage which could be refurbished and brought back into use. Early viewing is advised to avoid disappointment.

Area Details

Banknock is ideally positioned in central Scotland, very close to the M80 motorway and just a few miles from Kilsyth, Cumbernauld and Bonnybridge. It has a small selection of shops and a couple of public houses, as well as the famous Glenskirlie Castle. The nearby towns of Kilsyth, Cumbernauld and Bonnybridge offer a lot more amenities including shops, health & leisure, primary & secondary school and sports facilities as well as a number of historic tourist attractions.

Viewings

**By appointment only
through Kelvin Valley Properties**

Office Contact: **John or Carol**

Reference Number: **K/2428**



Post Code for Sat Nav

FK4 1LQ