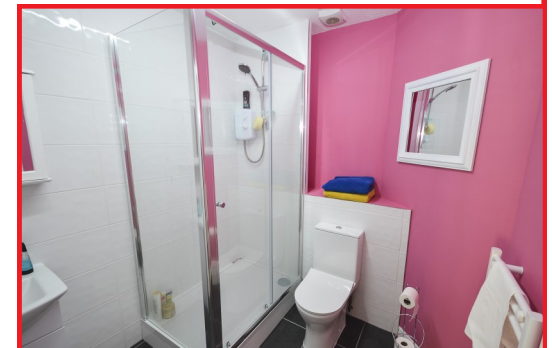




25 CASTLE COURT, KIRKINTILLOCH O/o £79,995

Kelvin Valley Properties are delighted to present to the market this attractive and seldom available **two bedroom top floor flat** in the popular Castle Court cul-de-sac in Kirkintilloch. The property benefits from having a modern interior, private parking and a security entrance. Internally there is a lounge, fitted kitchen, two bedrooms with wardrobes, and a newly fitted shower room. Externally there is a private parking bay and the resident's communal gardens are maintained by the factor. Early viewing of this lovely property is advised to avoid disappointment.



- Superb top floor position with loft
- Excellent views to the front
- Close to the centre of the town
- Private numbered parking bay
- Attractive modern interior
- Newly fitted shower room
- Ideal first time buy or investment
- Energy efficiency rating D

Local Office: 23 Main Street, Kilsyth, Near Glasgow, G65 0AH
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Entrance

From the residents car park, a pathway leads to the front door with security entrance. Once inside, climb the well-maintained stairwell to the 2nd floor where you will see the door to No.25 on your right.

Lounge (16'1 x 14'0)

Spacious lounge with windows to the front allowing plenty of natural light into the room as well as offering superb views. Carpeted floor area. Ample space for furniture.

Kitchen (7'4 x 6'3)

Modern fitted kitchen with base and wall mounted storage units. Extensive work surface. Integral oven/hob/hood. The fridge-freezer is included in the sale. Window to the front. Vinyl flooring.

Bedroom 1 (10'1 x 9'5)

Well-proportioned double bedroom with fitted mirrored wardrobes and carpeted floor area. Window to the front.

Bedroom 2 (11'1 x 8'7)

Further bedroom window to the rear. Again has fitted wardrobes offering storage, as well as a carpeted floor area.

Shower Room (8'0 x 6'6)

Newly fitted shower room, boasting an electric shower in walk-in enclosure, wash hand basin and W.C.

Heating & Glazing.

Electric heating throughout. Double glazed windows.

Loft

Being the top floor flat, this one benefits from having a private loft offering additional storage.

Property Summary

A modern top floor flat in a popular location, close to all local amenities in the centre of Kirkintilloch. This one benefits from having a modern interior as well having recently had a new shower room installed. Excellent views to the front. Early viewing is advised to avoid disappointment.

Area Details

Kirkintilloch offers a number of amenities including shops and primary & secondary schools. The recent link road to the M80 has improved commuting with Glasgow, Edinburgh and Stirling easily reached via the M80. Local to the property, there are a selection of small shops. In Kirkintilloch town centre there is a much larger selection, including a Tesco & a Sainsburys as well as many bars & restaurants. The nearby Lenzie Train Station (1.3 Miles) offers good commuting links. There are also plenty of good walks as the Forth & Clyde canal runs through the town.

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 Andy**

Reference Number: **K/2026**

