

Kelvin Valley Properties are delighted to bring to the market this centrally positioned **one bedroom top floor flat** in Parker Place, Kilsyth. These affordable properties are ideal for first time buyers or investors and they boast a security entrance system as well as residents' parking right outside. Internally there is a lounge, fitted kitchen, double bedroom and a fitted shower room. There are residents' gardens to front and rear as well as the car parking to the front. These flats rent for around £425 per month which is around a 9% return on investment per annum.



- Attractive upper flat in good condition
- Central location close to all amenities
- Excellent investment (9% return PA)
- Could also be an ideal first time buy
- Security entrance system
- Resident's parking and gardens
- Affordable price
- Energy efficiency rating D



## Entrance

From the car park at the front, access the security entrance door, which in turn leads into the close. Number 6 is the top-right flat.

## Reception

The front door provides access into the entrance hallway, which has useful cupboard space. The lounge, bedroom, shower room and kitchen are all accessed from here.

## Lounge ( 14'0 x 11'1 )

The spacious lounge boasts two windows to the front, allowing plenty of natural light into the room. Carpeted floor area. Ample space for furniture.

## Kitchen ( 11'1 x 5'3 )

The kitchen has fitted base and wall mounted storage units and worksurface with integral sink. The oven/hob/hood are integrated as well. Window to the front. Tiled floor area.

## Bedroom ( 12'2 x 10'1 )

Spacious double bedroom with two sets of fitted wardrobes offering excellent storage. Carpeted floor area. Double window to the rear overlooking the residents gardens & drying areas.

## Shower Room ( 7'5 x 5'4 )

Fitted shower with electric shower, wash hand basin and W.C. Textured glass window to the rear. Wet floor with easy drainage, and modern splashback tiling to the walls.

## Gardens & Parking

Residents' car park to the front and shared residents' gardens to both front and rear.

## Heating & Windows

Gas Central Heating. Double glazing.

## Property Summary

An attractive and affordable flat in a central location with the added benefit of a security entrance system and parking. Ideal investment purchase due to the excellent return or ideal for a first time buyer looking to get onto the property ladder. Early viewing is advised to avoid disappointment.

## Area Details

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.

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## Viewings

**By appointment only  
through Kelvin Valley Properties**

Office Contact: **John or Andy**

Reference Number: **K/2011**



**Post Code for Sat Nav**

**G65 0JZ**