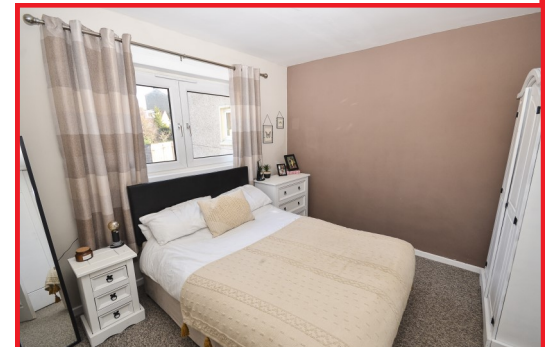




21 ANTON CRESCENT, KILSYTH

O/o £54,995

Kelvin Valley Properties are delighted to bring to the market this attractive and affordable one bedroom flat in central Kilsyth. Boasting a bright spacious lounge, this first floor flat would be ideal for a first time buyer or buy to let investor. Internally the property has a large lounge with bay window, a newly fitted kitchen, a double bedroom and a fitted bathroom with a shower over the bath. Externally there are shared resident's gardens and drying areas to the rear of the property. Early viewing is advised to avoid disappointment.



- First Floor Flat
- Attractive Modern Interior
- Spacious Lounge
- Gas Central Heating
- Newly Fitted Kitchen
- Double Glazing
- Close To Town Centre
- Energy Efficiency Rating D

Local Office: 23 Main Street, Kilsyth, Near Glasgow, G65 0AH
Tel : (01236) 826661 **Fax :** (01236) 826699 **Email:** sales@kvps.co.uk **Website:** www.kvps.co.uk



Entrance

Access to the property is via a shared close and the property is located on the first floor.

Reception

The front door leads into the hallway which gives access to all rooms within the property. There are also storage cupboards in the hallway.

Lounge (14'3 x 10'7)

The spacious lounge is bright and boasts neutral décor. Large bay window to the front allowing plenty of natural light in. Carpeted floor area. Ample space for furniture.

Kitchen (14'3 x 5'9)

Newly fitted kitchen benefitting from high and low level fitted units offering good storage and there is an extensive work surface with integral sink. There is also an integrated oven and hob. The fridge/freezer and washing machine are included in the sale. Window to the front.

Bedroom (10'7 x 10'6)

The bedroom is a generously sized double, and there is plenty of room for furniture. Window to the rear. Carpeted floor area.

Bathroom (10'4 x 4'6)

The bathroom benefits from bath with shower fitted above, wash hand basin and W.C. The walls are part-tiled and the flooring is vinyl.

Gardens

There are shared communal gardens to the rear of the property which have drying areas.

Heating & Double Glazing

Gas Central Heating. Benefits from double glazing.

Property Summary

One bedroom first floor flat located close to Kilsyth town centre. Attractive interior and a newly fitted kitchen. Neutral décor throughout. This property would be a fantastic purchase for a first time buyer or buy to let investor. 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.

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/2045**

