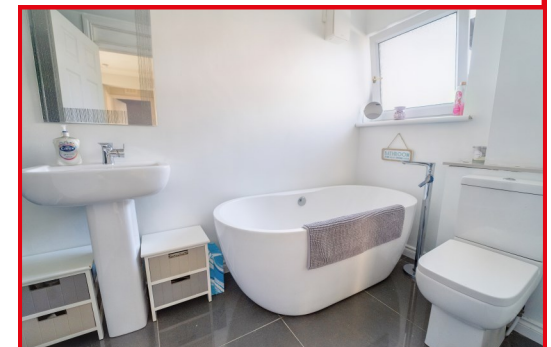




## 9 ADAMS PLACE, KILSYTH

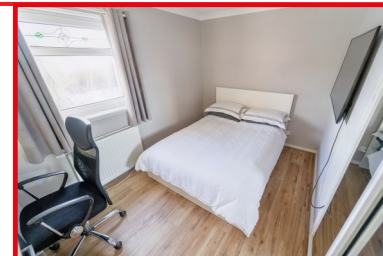
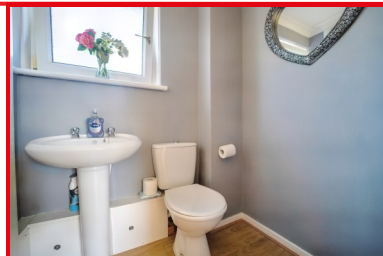
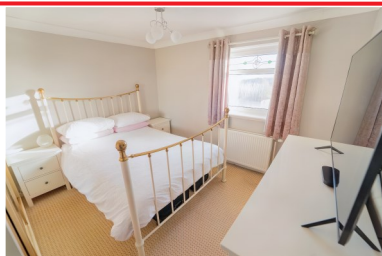
O/o £66,500

Ideal first time buy for a family looking for their first home together, is this newly rendered **three bedroom upper maisonette flat** which is ideally located in Adams Place in central Kilsyth. Presented to the market by award winning local agent Kelvin Valley Properties, the flat boasts a spacious family-sized interior. Internally there is a lounge with dining area, fitted kitchen, three bedrooms, modern fitted bathroom and a separate cloaks. Shared drying green to the rear and a large residents' car park to the front. Early viewing is recommended.



- Three bedroom maisonette flat
- Modern interior
- Family home
- Spacious rooms
- Modern bathroom & cloaks.
- Superb central location
- Residents parking
- Energy efficiency rating C

Local Office: 23 Main Street, Kilsyth, Near Glasgow, G65 0AH  
Tel : 0800 133 7775 Email: [sales@kvps.co.uk](mailto:sales@kvps.co.uk) Website: [www.kvps.co.uk](http://www.kvps.co.uk)



## Entrance

From the carpark you access the entrance. Once inside, climb the stairwell to the 2nd floor where you will see the door to No.9.

## Lounge / Dining ( 21'9 x 10'11)

Spacious lounge with modern décor to the front and dining area to the rear of this lovely room. Windows to both the front and the rear allowing in natural light. Carpet laid to floor.

## Kitchen ( 11'10 x 7'10 )

Fitted kitchen with base and wall mounted storage units and extensive work surface. Integral sink and oven/hob/hood. Freestanding washing machine, fridge freezer and tumble dryer also included in the sale. Tiled floor area. Window to the front with lovely views.

## Bedroom 1 ( 11'3 x 8'10 )

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

## Bedroom 2 ( 11'8 x 7'9 )

Further double bedroom again with fitted wardrobes. Laminated flooring and window to the front.

## Bedroom 3 ( 11'7 x 7'9 )

Spacious bedroom. Ample room for free standing furniture. Laminated flooring and window to rear.

## Bathroom ( 10'8 x 5'1 )

Contemporary bathroom with free standing bath, wash hand basin and W.C. Separate shower cubicle with electric shower. Tiled floor. A beautiful modern room which has been fitted to a high standard.

## Sales Information

Private loft with the top floor flats. All floor coverings, light fittings & blinds included.

## Property Summary

An especially spacious upper maisonette flat formed over 2 levels in a popular area. Affordable price, making this an ideal purchase for family or first time buyer. Early viewing is advised to avoid disappointment.

## Area Details

Kilsyth offers a number of amenities including shops, health & leisure, primary & secondary schooling 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](http://www.tpos.co.uk)

## Viewings

**By appointment only  
through Kelvin Valley Properties**

Office Contact: **John or Carol**

Reference Number: **K/2424**



**Post Code for Sat Nav**

**G65 0JR**