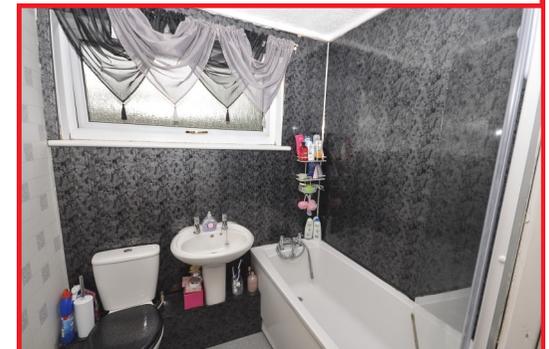




50 HAZEL ROAD, BANKNOCK

O/O £62,500

Kelvin Valley Properties are delighted to bring to the market this attractive and affordable **two bedroom upper flat** in popular Hazel Road in Banknock. These flats are ideal for first time buyers and buy to let investors, and are located in a quiet residential area with excellent commuting. Internally the property boasts a large lounge, fitted kitchen, two double bedrooms and a fitted bathroom. Externally there are is a section of private garden as identified on the title deeds. There is also a lock-up garage included in the sale which has been re-roofed and has a new door.



- Affordable 1st floor flat
- Garage with new roof and door
- Private section of garden
- Double glazing
- Fitted kitchen and bathroom
- Quiet residential area
- Ideal 1st time buy or investment
- 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

From the roadside, proceed down the steps to the pathway at the front of the terrace. The path leading to number 50 is the first one on your right.

Reception

The quality front door leads into the entrance vestibule and onto the staircase. All the rooms in the property are accessed from the upper hallway apart from the kitchen which is off the lounge.

Lounge (15'2 x 12'5)

The lounge is spacious and has a large window which looks out to the front. The floor area is carpeted and the room benefits from having modern décor and a feature wall. Ample space for furniture.

Kitchen (10'2 x 6'6)

Fitted kitchen with base and wall mounted storage units and worksurfaces. Integral sink and integral oven/hob/hood. The washing machine is included in the sale. Window to the rear.

Bedroom 1 (12'0 x 10'7)

The master bedroom is spacious and has plenty of room for furniture. Window to the front allowing natural light into the room. Modern décor. Fitted wardrobes and corner cupboard. Carpeted floor area.

Bedroom 2 (10'4 x 10'1)

Another double bedroom, this time to the rear. Fitted wardrobes provide excellent storage. Carpeted floor area. Window to the rear.

Bathroom (6'7 x 6'6)

Fitted three piece suite comprising low flush w.c, pedestal wash hand basin and bath with shower and screen. Wet wall panelling. There is a textured glass window to the rear allowing plenty of natural light into the room.

Gardens & Garage

Section of private garden at the end of the terrace, as identified on the title deeds. Garage included in the sale, which has just been re-roofed and also has a new door.

Heating & Double Glazing

Wet electric heating system. The property benefits from full double glazing.

Property Summary

Spacious and affordable flat in a popular area. The property benefits from having both a fitted kitchen and bathroom, as well as private gardens and lock-up garage. Early viewing is recommended to avoid disappointment.

Area Summary

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 restaurant. 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.

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/2044**



Post Code for Sat Nav

FK4 1LQ