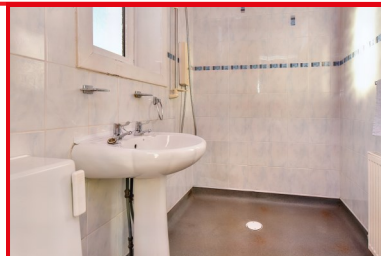


Close to Croy station and benefitting from a spacious family-sized interior is this **four bedroom upper cottage flat** in Cuilmuir Terrace. Presented to the market by award winning local agent Kelvin Valley Properties, the flat will require some internal modernisation which is reflected in the competitive asking price. The property has the potential to be an excellent family home and would suit either a landlord/investor or a family looking for lots of space. Internally there is a large lounge, fitted kitchen, four bedrooms (one can be used as a dining room), and a wet floor shower room. Externally is an owned section of garden and a shared drying green.



- Seldom available four bedroom flat
- Affordable price
- Opportunity to add value
- Ideal for a family or landlord/investor
- Flexible layout
- Section of private garden
- Excellent views to the rear
- Energy efficiency rating D





### Entrance

From the roadside, you access a few steps and pathway leading to the front door.

### Lounge ( 14'5 x 12'6 )

At the end of the hallway is the large room, which has plenty of space for furniture. The fire (untested) and surround are included in the sale. Window to the front. Laminate flooring.

### Kitchen ( 11' x 7'9 )

Fitted kitchen with base and wall mounted storage units and extensive work surface with integral sink. The cooker and fridge/freezer are included in the sale. Window to the front.

### Dining / Bedroom 4 ( 9'7 x 9' )

Accessed from the lounge and also adjacent to the kitchen, this flexible room can be a 4th bedroom or a dining room. Window to the rear. Laminate flooring.

### Bedroom 1 ( 15'1 x 13' )

Well-proportioned double bedroom with two windows, one to the front and one to the side. Laminate flooring. Plenty of space for own furniture.

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

Further double bedroom, this time to the rear. Has laminate flooring and two windows, one to the front and one to the side.

### Bedroom 3 ( 11'9 x 8'10 )

Another double bedroom, with window to the rear. Fitted storage cupboard. Laminate flooring.

### Shower Room ( 7'7 x 4'9 )

Fitted wet floor shower room with electric shower, wash hand basin, and W.C. Textured glass window to the rear.

### Sales Information

All floor coverings, light fittings & blinds included.

### Property Summary

A large family-sized flat, close to Croy station. The property has plenty of potential and whilst it needs some modernising in areas, this has been reflected in the competitive asking price. Ideal for a landlord/investor or a family buyer. Early viewing is advised to avoid disappointment.

### Area Details

Croy is a small & quiet village situated approx. one mile from Kilsyth. The village boasts a very useful railway station which provides a regular link with Glasgow, Edinburgh and Stirling on to North & South. There are some local amenities in Croy and nearby Kilsyth offers many more including shops, health & leisure, primary & secondary school and sports facilities as well as a number of historic tourist attractions. 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/2436**



**Post Code for Sat Nav**

**G65 9HR**