



## 32 ARDEN GROVE, KILSYTH

O/o £97,995

Kelvin Valley Properties are delighted to bring to the market this well-presented **two bedroom terraced house** set on popular Arden Grove in Kilsyth. Benefitting from a modern interior and a South-facing garden, this affordable property would make an ideal first time buy or a good quality buy to let investment. Internally there is a lounge, fitted kitchen, two double bedrooms and a newly fitted shower room. There are private garden areas to both front and rear - the rear garden benefits from being South-facing, attracting plenty of sunlight. Early viewing is recommended.



- Spacious interior
- Sought after part of the town
- Two double bedrooms
- Gas central heating & double glazing
- South-facing back garden
- Newly fitted shower room
- Close to local schooling
- 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](mailto:sales@kvps.co.uk) Website: [www.kvps.co.uk](http://www.kvps.co.uk)**





## Entrance

From the street to the front, you access a pathway which leads past the private front garden to the front door.

## Reception

The front door provides access into the entrance hallway, which provides access to the lounge and kitchen downstairs. The two bedrooms and bathroom are on the upper level.

## Lounge ( 13'7 x 13'5 )

The spacious lounge has a large window to the rear allowing plenty of natural light into the room. The floor area is laminate and the room has neutral modern décor. Access to the rear hallway from here, which has a cupboard.

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

The kitchen has base and wall mounted storage units as well as an extensive worksurface. Oven/hob/hood, fridge/freezer and washing machine included. Double window to the front.

## Bedroom 1 ( 13'1 x 10'0 )

The largest of the two bedrooms forms the master, with corner cupboard extending over the stairs. Carpeted floor area. Plenty of space for bedroom furniture. Currently used as a home office.

## Bedroom 2 ( 11'8 x 9'6 )

Double bedroom to the rear overlooking the back garden and offering views over the town. Carpeted floor area.

## Shower Room ( 7'0 x 6'0 )

Recently fitted shower room with mixer shower in cabinet, wash hand basin and W.C. Contemporary vanity units. Wet wall panelling. Textured glass window allowing natural light into the room.

## Gardens

Private gardens to front and rear, both laid to lawn. The rear garden is South-facing and benefits from getting the sun all day.

## Heating & Double Glazing

Gas Central Heating with combi boiler. Benefits from double glazing. New windows recently fitted to upstairs rooms.

## Property Summary

Spacious 2 bed terraced house in a sought after part of Kilsyth. Spacious interior. Affordable price. Boasts a South-facing garden and patio, as well as having had a new shower room installed and new windows & internal doors upstairs. Early viewing the property is advised to avoid disappointment, as it will be popular.

## 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](http://www.tpos.co.uk)

## Viewings

**By appointment only  
through Kelvin Valley Properties**

Office Contact: **John or Andy**

Reference Number: **K/2080**

