



## 13 WILLIAM WILSON CT, KILSYTH O/o £99,995

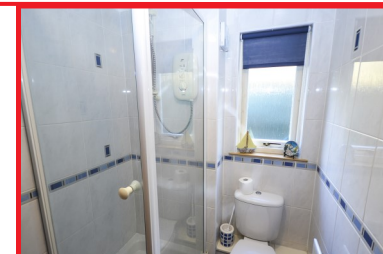
Kelvin Valley Properties are delighted to present to the market this lovely **two bedroom first floor flat** in the popular William Wilson Court cul-de-sac in Kilsyth. The property benefits from having a modern interior, private parking and a security entrance. Internally there is a large lounge, fitted kitchen, two bedrooms (master is en-suite) and a main bathroom. Externally there is a private parking bay and residents' gardens which are well maintained by the factor. Early viewing is advised to avoid disappointment, these centrally positioned flats are popular with buyers.



- Sought after central location
- Quiet end of cul-de-sac location
- Ideally positioned for local amenities
- Well-maintained residents' gardens
- Master bedroom is en-suite
- Private parking & security entrance
- Gas central heating & double glazing
- Energy efficiency rating B

**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 residents car park, a pathway leads to the front door with security entrance. Once inside, climb the well-maintained stairwell to the 1st floor where you will see the door to No.13 on your left.

## Lounge ( 15'3 x 15'2 )

Spacious lounge with carpeted floor area. French doors to the front with Parisian balcony . Light décor. Plenty of space for furniture.

## Kitchen ( 8'4 x 7'1 )

Modern fitted kitchen with base and wall mounted storage units. Extensive work surface. Integral oven/hob/hood. The washing machine is also included in the sale. Window to the rear. Vinyl flooring.

## Heating & Glazing.

Gas central heating with combi boiler, and double glazing throughout.

## Bedroom 1 & En-suite ( 11'6 x 9'4 )

Attractive double bedroom with fitted storage and carpeted floor area. Window to the side. En-suite with shower in cabinet, pedestal wash hand basin and W.C. Textured glass window to the side allowing natural light into the room.

## Bedroom 2 ( 10'5 x 8'0 )

Further bedroom window to the front. Carpeted floor area. Fitted wardrobes providing storage. Neutral décor.

## Bathroom ( 8'5 x 5'7 )

Large bathroom with suite comprising of bath with electric shower, pedestal wash hand basin, and W.C. Tiled wall.

## Property Summary

A modern first floor flat in a popular location, close to all local amenities in the centre of Kilsyth. This one benefits from being in good condition having been owned by the one owner from new. These properties are ideal for first time buyers as well as buy to let investors looking for a good quality investment. 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](http://www.tpos.co.uk)

## Viewings

**By appointment only  
through Kelvin Valley Properties**

Office Contact: **John or Andy**

Reference Number: **K/2029**

