



## 16 JOHNSTON AVENUE, KILSYTH

O/o £69,995

Situated on Johnston Avenue in Kilsyth is this well presented **one bedroom upper cottage flat**. Presented to the market by award winning local agent Kelvin Valley Properties, the property benefits from having a large monoblock driveway with space for several cars. There is also a shared drying area to the rear. Internally there is a spacious lounge, a fitted kitchen, a double bedroom and a fitted bathroom. The full property details and home report can be accessed on the Kelvin Valley website.



- Upper cottage flat
- Large rooms throughout
- Superb monobloc driveway
- Gas central heating & Double glazing
- One large double bedroom
- Shared drying green to rear
- Centrally positioned for amenities
- Energy efficiency rating C



Local Office:

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## ENTRANCE

From the roadside, there is the driveway to the side and a pathway providing access to the main door which is in the front of the building.

## LOUNGE / DINING

Spacious living room with double window to the front offering views to the front and towards the Kilsyth Hills. Laminated floor area. Ample space for living room furniture and a table and chairs

## KITCHEN

L-shaped kitchen with fitted base and wall mounted storage units. There are extensive work surfaces, and integral sink, oven, hob and extractor fan. Vinyl flooring. There are two windows - one looks out to the front of the property, one looks out to the side.

## BEDROOM

The bedroom is particularly large and overlooks the rear garden areas and drying green. The floor area is carpeted. There is a built-in storage cupboard in the corner.

## BATHROOM

Fitted three piece suite comprising of a W.C., wash hand basin and bath. There is an electric shower fitted above the bath, and the floor is vinyl and the walls tiled. Frosted glass window to the side allowing natural light in.

## GARDEN & DRIVEWAY

The private side garden is large and boasts a superb area of Monobloc parking with room for several vehicles. There is access to a shared drying green to the rear.

## SALES INFORMATION

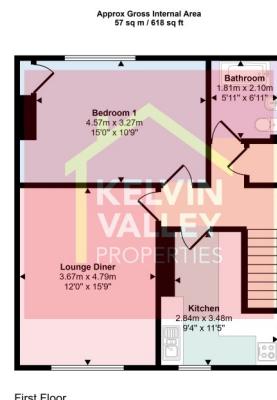
All floor coverings, light fittings & blinds included.

## PROPERTY SUMMARY

A large and attractive one bedroom flat close to the centre of town and local amenities. Benefits from having a spacious private driveway. Early viewing is highly recommended 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 an electronic measuring device 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 is a 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 Paul**

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Reference Number: **K/2651**

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