



25 ANTON CRESCENT, KILSYTH

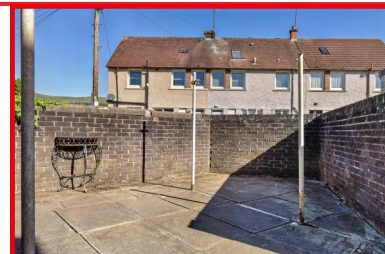
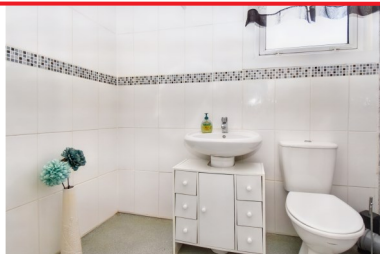
O / o £62,500

Situated close to the centre of the town of Kilsyth, is this **attractive one bedroom ground floor flat** in popular Anton Crescent. Presented to the market by award winning local agent Kelvin Valley Properties, the flat would be ideal for someone looking to downsize to a central location or a first time buyer looking to buy their first home. Internally the property has an attractive interior with a modern kitchen, fitted wet floor shower room, large lounge, and double bedroom with fitted storage cupboard as well as free standing wardrobes included in the sale. Externally there is a drying green to the rear as well as shared garden to the front.



- Attractive ground floor flat
- Superb central location
- Contemporary high gloss kitchen
- Wet floor shower room
- Excellent storage throughout
- Close to the town centre
- Drying green to rear & shared garden to front
- Energy efficiency rating D

Local Office: 23 Main Street, Kilsyth, Near Glasgow, G65 0AH
Tel : 0800 133 7775 Email: sales@kvps.co.uk Website: www.kvps.co.uk



Entrance

From the roadside, you access the pathway leading to the front of the building. The security entrance system provides access to the close and number 25 is on the left-hand side.

Lounge / Dining (13'10 x 10'6)

Contemporary lounge with attractive décor and carpeted floor area. Windows to both front and side make this a bright room. Plenty of space for furniture. Ample space for a small table and chairs as well as sofas.

Kitchen (10'6 x 6'7)

Attractive modern fitted kitchen with high gloss storage units and extensive work surface. Integral sink and hob. The oven is also integrated and the washing machine and fridge are included in the sale. Window to the rear.

Bedroom (12'7 x 10'2)

Well-proportioned double bedroom with fitted corner cupboard offering storage. The freestanding wardrobes are also included in the sale. Window to the front. Carpeted floor area.

Shower Room (6'11 x 5'5)

Contemporary wet floor shower room, with shower, wash hand basin, and W.C. Tiled walls. Window to the side allowing natural light into the room.

Sales Information

All floor coverings, light fittings & blinds included.

Property Summary

A well-presented and seldom available one bedroom flat, close to the centre of Kilsyth. Offered at an affordable price, and benefitting from a drying area to the rear, security entrance system, and shared garden to the front. Ideal for someone downsizing or a first time buyer. 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

Viewings

**By appointment only
through Kelvin Valley Properties**

Office Contact: **John or Carol**

Reference Number: **K/2414**



Post Code for Sat Nav

G65 0NY