

Kelvin Valley Properties are delighted to bring to the market this affordable **one bedroom terraced bungalow** in popular Argyll Place in Kilsyth. Requiring some redecoration in areas, this house would be ideal for someone downsizing to a more manageable property, or a first time buyer who would prefer a house to a flat. Internally the property boasts a large lounge, modern fitted kitchen, fitted shower room and a large double bedroom with fitted wardrobes. Externally there is a private garden to the rear with lawn and drying area. Don't miss this affordable home!



- Affordable terraced bungalow
- Private rear garden
- Spacious interior
- Modern kitchen fitted in recent times
- Gas central heating / combi boiler
- Double glazing
- Ideal for downsizer or first time buyer
- Energy efficiency rating D



Entrance

From the roadside, proceed down the few steps to the front door.

Reception

The front door provides access into the entrance hallway, which has useful cupboard space. The bedroom, shower room and lounge can be accessed from here (the kitchen is off the lounge).

Lounge (12'5 x 13'2)

The spacious lounge has a carpeted floor area and a back door opening out into the private rear garden. Window to the rear. Ample space for furniture.

Kitchen (12'9 x 5'6)

Modern kitchen, installed in recent times with fitted units and extensive worksurface. Integral sink, hob, hood and oven. The washing machine and fridge/freezer are included in the sale. Access to large walk-in pantry cupboard where the boiler is housed. Window to the rear.

Bedroom (8'8 x 15'7)

Double bedroom, positioned to the front of the property with large fitted wardrobes. Carpeted floor area. Window to the front. Plenty of space for bedroom furniture.

Shower Room (7'2 x 5'7)

Fitted shower room with shower in cabinet, wash hand basin and W.C. Textured glass window to the front allowing natural light into the room.

Gardens

Private rear garden with area of lawn and drying green. West-facing at the rear meaning you get plenty of sun in the afternoons and evenings.

Heating & Windows

Gas central heating with combi boiler. Windows are all double glazed.

Property Summary

A spacious and affordable end-terrace bungalow in a popular part of the Town. These properties are ideal for retirees and/or people downsizing, however could also be suitable for a 1st time buyer who would prefer a house to a flat, or an investor looking to add value. Benefits from having a modern kitchen and private rear garden. 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/2125**



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