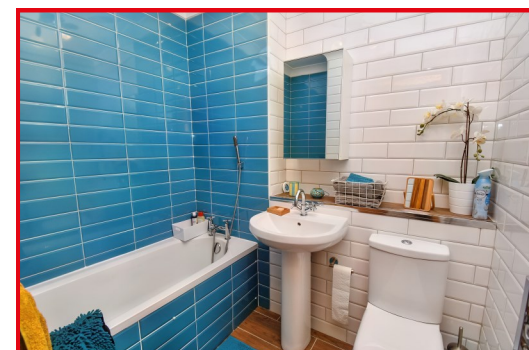




17 WILLIAM WILSON COURT, KILSYTH

O/o £119,995

Situated in popular William Wilson Court in the centre of Kilsyth, is this **two bedroom top floor** flat with private loft space. Ideal for a first time buyer or landlord looking for a quality property in a sought after area, the flat boasts an attractive contemporary interior as well as a private parking bay and security entrance. Presented to the market by award winning local agent Kelvin Valley Properties, the flat has a large lounge, breakfasting kitchen, two double bedrooms (master is en-suite) and a main bathroom. There is also good storage throughout the flat and externally there is a private parking bay and security entrance. Early viewing is advised.



- Contemporary top floor flat
- Juliette balcony with open outlook
- Attractive modern interior
- Security entrance
- Upgraded main bathroom
- Superb central location
- Private parking bay
- Energy efficiency rating B

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 security entrance. Once inside, climb the well-maintained stairwell to the top floor where you will see the door to No.17 directly ahead.

Lounge (14' x 12'6)

Contemporary lounge with modern decor. Access to Juliette balcony via the French doors, offering an open outlook to the front. Attractive wooden flooring and neutral décor. Plenty of space for furniture in this bright and spacious room.

Breakfasting Kitchen (14'4 x 7'10)

Attractive fitted kitchen with base and wall mounted storage units and extensive work surface. Integral sink and oven/hob/hood. Ample space for a table and chairs. Laminate flooring. Window to the rear.

Master Bedroom & En-Suite (9'4 x 8'7)

Double bedroom with fitted storage cupboard and carpeted floor area. Light neutral décor. En-suite shower room with shower in cabinet, wash hand basin and W.C. Textured glass window to the rear.

Bedroom 2 (9'7 x 9'1)

Further double bedroom, this time to the front of the property. Fitted wardrobes offering excellent storage. Carpeted floor area. Light neutral décor.

Bathroom (6'5 x 4'11)

Upgraded bathroom with bath, wash hand basin in vanity unit and W.C. Shower attachment to bath taps. Fully tiled walls and wood-effect bathroom flooring.

Sales Information

Private loft with the top floor flats. All floor coverings, light fittings & blinds included.

Property Summary

A modern and seldom available two bedroom top floor flat in this popular location close to the centre of the town. Benefits from being on the top floor with private loft space and nobody living above. Security entrance and private parking space. Attractive modern interior. 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/2375**



Post Code for Sat Nav

G65 9DP