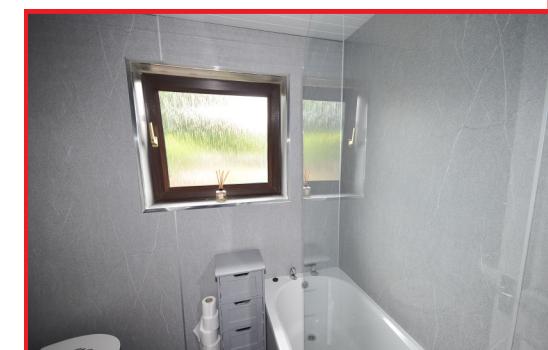


# 53 BARBEGS CRESCENT, CROY O/o £89,995

Kelvin Valley Properties are delighted to present to the market this affordable **two bedroom mid terraced house** in popular Barbegs Crescent, Croy. The property would be ideal for a first time buyer, and it benefits from having a modern kitchen and bathroom. Benefiting from being close to Croy Train Station offering excellent commuting, the property has a spacious dual aspect lounge, modern fitted kitchen, two double bedrooms, a fitted bathroom, and a floored loft space. Externally there are private gardens to front and rear.



- Short walk to Croy Train Station
- Affordable price
- Popular village location
- Modern kitchen and bathroom
- Private front and rear gardens
- Ideal for a first time buyer
- Double glazing & gas central heating
- Energy efficiency rating C



## Entrance

Access to the property is via steps from the roadside and parking bays. The public pathway provides access to the garden gate, which in turn opens onto the private front pathway and garden, servicing the front door.

## Reception

The front door leads into the entrance hallway, which in turn provides access to the lounge and the staircase to the upper level.

## Lounge ( 19'7 x 15'4 )

The spacious lounge is dual aspect with windows to both front and rear. The floor area has wooden flooring, and there is plenty of space for furniture.

## Kitchen ( 19'7 x 8'2 )

Modern fitted kitchen with high and low level storage units and two worksurfaces. There is an integral sink, and the oven/hob is also integrated. Door to the rear garden from here. Window to the rear. Wood flooring.

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.

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## Bedroom 1 ( 14'6 x 8'8 )

Spacious double bedroom with two windows to the front. Fitted wardrobes. Laminate flooring.

## Bedroom 2 ( 10'0 x 12'7 )

Double bedroom with window to the rear overlooking the back garden. Fitted wardrobes. Carpeted floor area. Feature wall.

## Bathroom ( 7'4 x 5'9 )

Modern bathroom with fitted suite comprising of a bath, wash hand basin and W.C. Shower and shower screen fitted above the bath. Wet wall panelling. Textured glass window to the rear.

## Gardens & Parking

There are private front and rear gardens. The rear garden has been landscaped and contains a patio, area of lawn and an area of decking. Garden shed included in the sale. Resident's parking bays at street level as well as additional on-street parking.

## Heating & Windows

Gas Central Heating. Benefits from double glazing.

## Property Summary

An affordable and seldom available property, very close to the train station in Croy. Benefits from having a modern kitchen and bathroom as well as a lovely landscaped rear garden. Ideal for a first time buyer. Early viewing is advised to avoid missing out.

## Area Details

Croy is a small & quiet village situated approx. one mile from Kilsyth. The village boasts a very useful railway station which provides a regular link with Glasgow, Edinburgh and Stirling on to North & South. There are some local amenities in Croy and nearby Kilsyth offers many more including shops, health & leisure, primary & secondary school and sports facilities as well as a number of historic tourist attractions. All major motorway networks are only a short drive away, as are Loch Lomond and the Trossachs and many more scenic locations.

## Viewings

**By appointment only  
through Kelvin Valley Properties**

Office Contact: **John or Andy**

Reference Number: **K/2104**



**Post Code for Sat Nav**

**G65 9JA**