

This affordable one bedroom upper cottage flat on popular Jarvie Crescent in Kilsyth presents an opportunity for those looking to put their own personal touch on a property, and potential landlords looking to add to their portfolio. Presented to the market by award winning local agent Kelvin Valley Properties, the property boasts a spacious interior and benefits from having a private front garden and a driveway. Internally there is a lounge, fitted kitchen, a double bedroom and a fitted bathroom. The full property details and home report can be accessed on the Kelvin Valley website.



- One bed upper cottage flat
- Spacious interior
- Private driveway and front garden
- Gas central heating & Double glazing
- Situated in a popular area
- Opportunity to add value
- Shared drying area
- Energy efficiency rating D



## ENTRANCE

From the roadside, proceed along the path to the front entrance of number 22.

## LOUNGE / DINING

Spacious lounge with a double window overlooking the front of the property. Ample space for living room furniture and a table and chairs.

## KITCHEN

Fitted kitchen with base and wall mounted storage units and extensive work surfaces. Integral sink, oven and hob. The washing machine is included in the sale. Large corner cupboard, offering excellent storage.

## BEDROOM

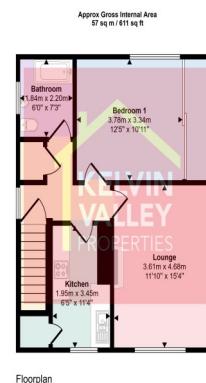
Double bedroom with fitted mirrored wardrobes and a carpeted floor area. Windows to the rear. Ample space for bedroom furniture.

## BATHROOM

Fitted bathroom comprising of a shower over the bath, heated towel radiator, wash hand basin and a W.C

## GARDENS & DRIVEWAY

To the front of the property, there is a private garden and driveway. To the rear, there is a drying green shared with one neighbour.



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)

## SALES INFORMATION

All floor coverings, light fittings & blinds included.

## PROPERTY SUMMARY

A one bedroom upper cottage flat, offering a buyer an opportunity to put their own personal touch to the property. The property benefits from its spacious interior and from having a private driveway and front garden. Early viewing is advised to avoid disappointment.

## AREA DETAILS

Kilsyth offers a number of amenities including shops, health & leisure, primary & secondary schooling 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.

## Viewings

By appointment only through Kelvin Valley Properties

Office Contact: **John or Paul**

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Reference Number: **K/2658**

Post Code for Sat Nav

**G65 0LN**

