



41 LAIRDS HILL PLACE, KILSYTH

O / o £99,995

Offering affordable accommodation in a popular part of the town of Kilsyth, is this **seldom available two bedroom garden flat** in Lairds Hill Place. Requiring some internal modernisation, the property would be ideal for someone downsizing who would like a ground floor flat in a sought-after location that still has private garden space. It could also suit a first time buyer prepared to do some upgrading. Internally there is a large lounge, a fitted dining kitchen, two double bedrooms, and a fitted bathroom. Externally there is a private rear garden. The full property details and home report can be accessed on the Kelvin Valley website.



- Seldom available ground floor flat
- Sought after area
- Residents parking outside
- Countryside to the rear
- Ideal for a first time buyer or downsizer
- Affordable price
- Gas central heating & double glazing
- Energy efficiency rating C

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 residents' parking area at the front or side, you can access the front of the property where a pathway leads to the front door.

Lounge / Dining

Large lounge with window to the front allowing plenty of natural light into the room. Laminate flooring. Plenty of space for furniture.

Dining Kitchen

Fitted kitchen with base and wall mounted storage units and extensive work surface. Integrated oven/hob/hood. Window to the rear overlooking the private back garden area, and back door accessing it. Tiled floor. Ample space for table & chairs.

Bedroom 1

Double bedroom to the front with fitted mirrored wardrobes and carpeted floor area.

Bedroom 2

Further double bedroom, this time to the rear. Again with carpeted floor area. Window to the rear overlooking the back garden.

Sales Information

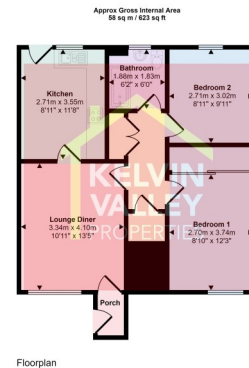
All floor coverings, light fittings & blinds included. Property sold as seen with no warranty offered on appliances.

Property Summary

An affordable lower garden flat, that benefits from being in a quiet residential neighbourhood. Ideal for someone downsizing or a first time buyer. Will require some internal modernisation, which has been reflected in the competitive asking price. 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.



Bathroom

Fitted bathroom comprising of bath, wash hand basin and W.C. Shower fitted above the bath. Textured glass window to the rear. Tiled.

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

Viewings

**By appointment only
through Kelvin Valley Properties**

Office Contact: **John or Paul**

Reference Number: **K/2462**



Post Code for Sat Nav

G65 9EX