



# FLAT 6, 3 BANKWOOD DRIVE, KILSYTH F/P £167,500

Situated in the desirable Bankwood Drive development in central Kilsyth, is this **contemporary two bed first floor apartment** with a spacious interior. Presented to the market by award-winning local agent Kelvin Valley Properties, the property would be ideal for a first time buyer looking for quality accommodation or someone downsizing from a house. Internally the property boasts a large lounge with French doors and Parisian balcony, fitted dining kitchen, two double bedrooms with fitted wardrobes (master is en-suite) and a main bathroom. Externally there is residents parking to the rear and established common grounds maintained by the factor.



- Seldom available luxury apartment
- Highly sought after development
- Close to town centre & amenities
- Spacious & well-presented interior
- Ideal for a 1st time buyer or downsizing
- Security entrance & private parking
- Without doubt the best flats in the area
- Energy efficient home (Rating B)

Local Office: 23 Main Street, Kilsyth, Near Glasgow, G65 0AH  
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### Entrance

From the security entrance to the rear of the block 3, proceed up one flight of stairs and to the end of the hallway where you will find the door to flat 6.

### Reception

The quality front door leads into the hallway which accesses all the main rooms within the property. There is plenty of storage in the hallway with two storage cupboards.

### Lounge

The large living room is accessed from the main hallway, and has French Doors and Parisian balcony to the front. Plenty of space for furniture. Carpeted floor area. Neutral décor.

### Dining Kitchen

Modern, fully fitted kitchen with ample base and wall mounted storage units. Extensive work surface, with integral sink and oven/hob & hood. The washing machine and fridge/freezer may be available by negotiation. Linoleum floor covering. Ample space for a table and chairs. Double window to the front.

### Bedroom 1 & En-suite

The master bedroom is well-proportioned with fitted wardrobes offering excellent storage. Carpeted floor area. Windows to the rear overlooking the residents car park. The en-suite shower room boasts a shower in cabinet, wash hand basin and W.C.

### Bedroom 2 / Dining Room

Another good-sized double bedroom, again with fitted wardrobes offering excellent storage. Could be used as a dining room or home office if not required as a bedroom.

### Bathroom

Spacious main bathroom, accessed from the hallway. Boasts fitted three piece suite comprising low flush W.C., pedestal wash hand basin and bath. Vinyl floor.

### Gardens

Shared gardens on all sides of the property are maintained by the factor for an annual fee.

### Heating & Windows

Gas central heating and double glazing.

### Sales Note

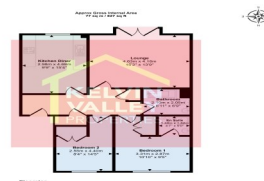
All floor coverings, light fittings & blinds included.

### Summary

A seldom available flat in a sought after area, benefitting from being in a fabulous position close to the centre of the town. The property would be ideal for a first time buyer looking for quality accommodation or someone looking to downsize from a house. Early viewing of this sought-after property is highly recommended to avoid disappointment.

### Area Summary

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.



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](http://www.tpos.co.uk)

### Viewings

**By appointment only  
through Kelvin Valley Properties**

Office Contact: **John or Paul**

Reference Number: **K/2488**



**Post Code for Sat Nav**

**G65 0GZ**