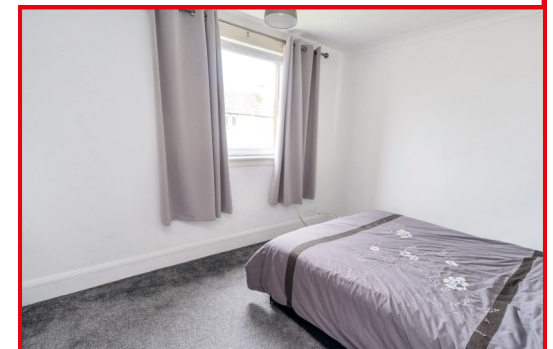


Ideal for a first time buyer or a landlord, this **spacious two bedroom first floor flat** in Manse Court in Kilsyth is affordable and well-presented. Presented to the market by award winning local agent Kelvin Valley Properties, the flat boasts two double bedrooms, a fitted kitchen, contemporary bathroom and a large lounge with modern décor. Externally there is plenty of residents parking outside as well as shared gardens to all sides. The full property details and home report can be accessed on the Kelvin Valley website.



- Spacious 1st floor flat
- Well-presented interior
- Affordable price
- Close to the canal and Auchinstarry Marina
- Gas central heating
- Double glazing
- Residents parking
- Energy efficiency rating D



Entrance

From the roadside, you access close and then proceed up one flight of stairs where you will see the door to number 22.

Lounge / Dining

Spacious and contemporary lounge with laminate flooring and modern décor. Plenty of space for furniture. Large window formation to the front allowing plenty of light into the room.

Kitchen

Modern fitted kitchen with base and wall mounted storage units and extensive work surface. Integral sink and oven/hob/hood. The fridge/freezer & washing machine are included. Laminate flooring.

Bedroom 1

Well-proportioned double bedroom with fitted storage cupboard and carpeted floor area. Window to the rear. Ample space for furniture.

Bedroom 2

Further bedroom, also double size. Window to the rear. Carpeted floor area.

Bathroom

Contemporary bathroom with bath, wash hand basin in vanity unit and W.C. Shower and screen fitted above the bath. Tiled walls. Textured glass window to the rear.

Gardens & Parking

Residents gardens to all sides, which are shared and generally well-maintained. Plenty of parking outside.

Sales Information

All floor coverings, light fittings & blinds included.

Property Summary

A spacious and affordable 1st floor flat in a popular location. Ideal for a 1st time buyer or investor (these flats rent for a minimum of £600 per month). 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.



Floorplan

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/2493**



Post Code for Sat Nav

G65 0DE