



2 RUSKIN PLACE, KILSYTH

O / o £124,995

Offering affordable family living is this **spacious 3 bedroom semi-detached house** in the quiet Ruskin Place cul-de-sac in Kilsyth. Situated in a quiet street that consists of only six properties, this affordable family home is presented to the market by award-winning local agent Kelvin Valley Properties. Internally there is a lounge with dining area, modern fitted kitchen, three double bedrooms, and a fitted bathroom. Externally there are private gardens to front, side and rear, and plenty of opportunity to create parking in future if desired. The full property details and home report can be accessed on the Kelvin Valley website.



- Seldom available three bedroom semi
- Fantastic views down the Kelvin Valley
- Affordable family living
- Private front, side & rear gardens

- Close to the centre of the town
- Gas central heating
- Double glazing
- Energy efficiency rating D

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 quiet cul-de-sac you enter the front garden pathway via a gate, then the path leads to the front door.

Lounge / Dining

Contemporary dual-aspect lounge with laminate flooring. Windows to both front and rear. Plenty of space for both living and dining furniture. Superb views to the front from the property's elevated position.

Kitchen

Modern fitted kitchen with base and wall mounted storage units and extensive work surface with integral sink and hob. There is also an integrated oven. Window to the rear. Back door accessing the gardens.

Bedroom 1

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

Bedroom 2

Further bedroom, also with window to the rear. Carpeted floor area.

Bedroom 3

Double bedroom to the front, with superb views down the Kelvin Valley. Carpeted.

Bathroom

Traditional fitted bathroom, with bath, wash hand basin in vanity unit and W.C. Electric shower above the bath. Tiled floor and part tiled walls. Textured glass window allowing natural light into the room.

Gardens

Private garden areas to front, side and rear. Opportunity to create private parking in future if desired.



Sales Information

All floor coverings, light fittings & blinds included.

Property Summary

A spacious, affordable and seldom available three bedroom semi-detached house in a quiet cul-de-sac of only six properties. Situated close to the centre of the town, this home would be ideal for a family or first time buyer who would prefer a house with private gardens as opposed to a flat. 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.

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/2491**



Post Code for Sat Nav

G65 0BP