



## 42 JARVIE CRESCENT, KILSYTH

O / o £76,995

Benefitting from being freshly decorated, is this **spacious and affordable two bedroom ground floor flat** in Jarvie Crescent in Kilsyth. Presented to the market by award winning local agent Kelvin Valley Properties, this flat could be ideal for a first time buyer or someone downsizing who wants to be on the ground floor and a short walk to the centre of the town. Internally there is a large lounge, fitted kitchen, two double bedrooms, and a fitted bathroom. Externally, the front garden is owned, as is the section to the rear at the back door. The full property details and home report can be accessed on the Kelvin Valley website.



- Spacious & affordable lower cottage flat
- Two double bedrooms
- Private front and rear garden areas
- Close to the centre of the town
- Situated in a quiet residential area
- Fitted kitchen and bathroom
- Freshly decorated & new floor coverings
- Energy efficiency rating D

Local Office: 23 Main Street, Kilsyth, Near Glasgow, G65 0AH  
Tel : 0800 133 7775 Email: [sales@kvps.co.uk](mailto:sales@kvps.co.uk) Website: [www.kvps.co.uk](http://www.kvps.co.uk)



## Entrance

From the roadside, access the private front garden with path to the front door.

## Lounge

Contemporary lounge with neutral décor and freshly carpeted floor area. Plenty of space for furniture. Windows to the front. Door to the kitchen from here.

## Dining Kitchen

Fitted kitchen with base and wall mounted storage units. Fitted worksurface with integral sink and hob. The oven is integrated and the fridge and washing machine included in the sale. There is a door to the private section of rear garden from here. Ample space for table and chairs.

## Bedroom 1

Further double bedroom, this time to the rear with window overlooking the garden. Carpeted floor area. Storage space in corner.

## Bedroom 2

Well-proportioned double bedroom with windows to the front. Freshly carpeted. Neutral décor. Plenty of space for furniture.

## Bathroom

Fitted bathroom with bath, wash hand basin in vanity unit and W.C. Mixer shower fitted above the bath. Tiled walls and vinyl floor covering.

## Gardens

Private garden areas to both front and rear. The entire front garden is owned and there is also a private section to the rear at the back door.

## Sales Information

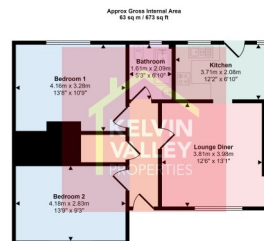
All floor coverings, light fittings & blinds included.

## Property Summary

A spacious and affordable lower cottage flat close to the centre of the town. Two double bedrooms and private garden areas to both front and rear. Freshly decorated and new floor coverings. 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.

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## Viewings

**By appointment only  
through Kelvin Valley Properties**

Office Contact: **John or Paul**

Reference Number: **K/2437**



**Post Code for Sat Nav**

**G65 0LN**