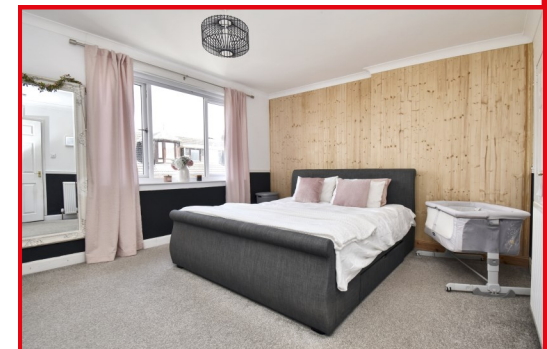




8 BARLANDFAULD STREET, KILSYTH

O / o £124,995

Boasting a spacious interior and offered at an affordable price, is this **three bedroom semi-detached villa** in Barlandfauld Street in Kilsyth. Positioned close to the centre of the town, this large property would be ideal for a first time buyer or growing family in need of more space. Presented to the market by award winning local agent Kelvin Valley Properties, early viewing is recommended to avoid disappointment. Internally there is a lounge with dining area, modern kitchen, three bedrooms, and a large main bathroom. Externally are gardens to the rear. The full property details and home report can be accessed on the Kelvin Valley website.



- Large semi-detached house
- Three double bedrooms
- Spacious interior with high ceilings
- Close to the centre of town
- Gardens to the rear
- Ideal for a first time buyer
- 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 roadside, you access the front door which in turn leads into the main hallway.

Lounge / Dining

Large lounge with plenty of space for both living and dining furniture. Carpeted floor area and the room is tastefully decorated in keeping with the style of the property.

Kitchen

Attractive fitted kitchen with base and wall mounted storage units and work surface with integral Belfast-style sink. Integrated oven. Window to the rear. Back door to the gardens.

Bedroom 1

Huge double bedroom on the upper level with plenty of space for furniture. Carpeted floor area. Triple window to the front.

Bedroom 2

Further double bedroom on the upper level, this time with window to the rear. Laminate

flooring. Tastefully decorated as a child's room.

Bedroom 3 / Office

Double bedroom, currently used as a home office. Window to rear. Laminate flooring.

Bathroom

Contemporary bathroom with bath, wash hand basin and W.C. Separate shower in enclosure. Tiled floor and walls. Textured glass window to rear, allowing natural light into this large room.

the title but split down the middle as part of a longstanding agreement, which works well for both owners.

Sales Information

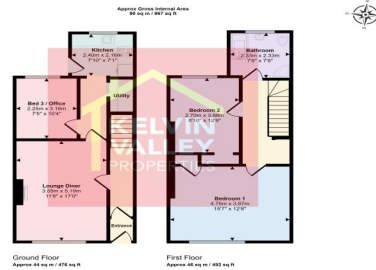
Floor coverings, light fittings & blinds included.

Property Summary

A spacious and affordable family home, boasting much larger than usual rooms for a property in this price range. Benefits from being close to the centre of the town as well as having a feeling of being bright and spacious throughout. 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 many scenic locations.



Gardens

Small section of front garden. Larger rear garden shown as shared with the neighbour on

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/2510**



Post Code for Sat Nav

G65 0BU