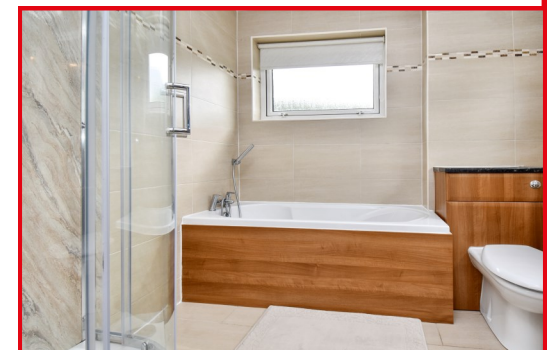




16 CHARLESON ROW, CROY

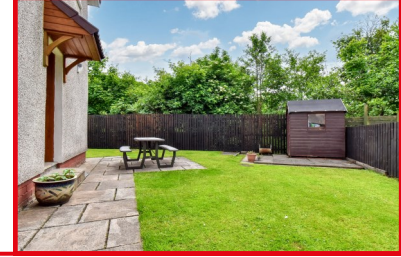
O / o £137,500

Close to Croy station and benefitting from a spacious family-sized interior is this **seldom available three bedroom end-terraced** house, in Charleson Row. Presented to the market by award winning local agent Kelvin Valley Properties, this lovely family home is in excellent condition with attractive décor throughout. Internally the property boasts three double bedrooms, large dual aspect lounge, a spacious fitted kitchen and a modern bathroom, floored loft which is excellent for storage. Externally there are private gardens to front, side and rear, which have been landscaped. Early viewing of this seldom available property is recommended.



- Seldom available three bedroom home
- Walking distance to Croy train station
- South & West facing landscaped gardens
- Excellent end of terrace position
- Attractive modern interior
- Ideal for a family and close to the school
- Gas central heating & double glazing
- Energy efficiency rating C

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 private front garden with path to the front door.

Lounge / Dining

Running the full depth of the property, is this dual-aspect lounge with windows to both front and rear. The floor area is laminate.

Wallpapered feature wall with attractive fireplace and electric fire. Plenty of space for both living and dining furniture.

Kitchen

Spacious fitted kitchen with base and wall mounted storage units and work surface. The integrated oven, grill, hob and hood. There is also an integrated dishwasher and the fridge/freezer and washing machine can be included if desired. Window to the rear.

Bedroom 1

Well-proportioned double bedroom with

window to the front. Carpeted floor area. Fitted wardrobes offering excellent storage.

Bedroom 2

Further double bedroom, this time to the rear. Again has fitted wardrobes and carpeted floor.

Bedroom 3

Bedroom to the front with corner cupboard offering storage and a carpeted floor area.

Bathroom

Attractive bathroom with suite comprising of a bath, wash hand basin and W.C. Separate shower cubicle. Textured glass window.

Sales Information

All fixtures, fittings and blinds included.



Property Summary

A spacious and seldom available 3 bedroom home, in a popular location very close to Croy train station. Ideal for commuting to Glasgow, Edinburgh, Stirling or Falkirk, the property is also very close to the M80 motorway. This one has an attractive interior and is also in a great end of terrace location with larger than usual gardens. Early viewing is advised to avoid disappointment.

Area Details

Croy is a small & quiet village situated approx. one mile from Kilsyth. The village boasts a very useful railway station which provides a regular link with Glasgow, Edinburgh and Stirling on to North & South. There are some local amenities in Croy and nearby Kilsyth offers many more including shops, health & leisure, primary & secondary school and sports facilities as well as a number of historic tourist attractions. 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

Viewings

**By appointment only
through Kelvin Valley Properties**

Office Contact: **John or Paul**

Reference Number: **K/2520**



Post Code for Sat Nav

G65 9JL