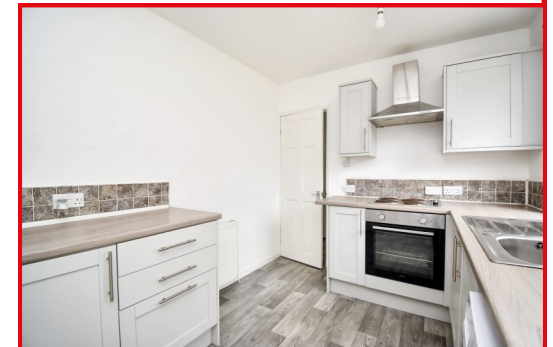




# 1 BALLINKIER AVENUE, BANKNOCK

O / o £124,995

Kelvin Valley Properties are delighted to bring to market this spacious and internally well-presented 3 bedroom property in Banknock, just a short walk from Bankier Primary School. Internally the property has a large lounge, offering space for dining and living room furniture, three double bedrooms, an attractive fitted kitchen and a bathroom with an electric shower over the bath. Externally there is a front and side garden offering space to create a private driveway. There is also a large garden to the rear of the property. The full property details and home report can be accessed on the Kelvin Valley website.



- Spacious family home
- Three double bedrooms
- Space to create private parking
- Nearby Bankier Primary School
- Fitted kitchen and bathroom
- Well-presented interior
- Lots of outdoor space
- 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, you proceed up the steps to the property which you access via the front door.

### Lounge / Dining

Spacious lounge with ample space for both dining and living room furniture. Triple window overlooking the front on the property, allowing in plenty of light. Carpeted flooring.

### Kitchen

Attractive 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.

### Bedroom 1

The largest of the bedrooms, providing ample space for bedroom furniture. Carpeted floor area. Window to the front.

### Bedroom 2

Well-proportioned double bedroom with

storage cupboard in the right hand corner of the room. Carpeted floor area. Windows to the rear of the property.

### Bedroom 3

Third double bedroom with window looking onto the front of the property. Carpeted floor and integral storage cupboard.

### Bathroom

Fitted bathroom with bath, wash hand basin and W.C. Electric shower and screen fitted above the shower. Textured glass window to the rear.

### Gardens

Private garden areas to front and side, offering the option to build a private driveway. There is also a large garden to the rear of the property.

### Sales Information

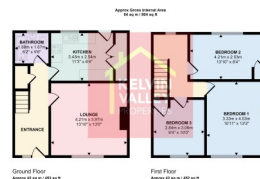
All floor coverings, light fittings & blinds included.

### Property Summary

A spacious and bright 3 bedroom property, situated in Banknock just a short walk from Bankier Primary School. Offering a well-presented interior and plenty of outdoor space, with the option to create a private driveway.

### Area Details

Banknock is ideally positioned in central Scotland, very close to the M80 motorway and just a few miles from Kilsyth, Cumbernauld and Bonnybridge. It has a small selection of shops and a couple of public houses, as well as the famous Glenskirrie restaurant. The nearby towns of Kilsyth, Cumbernauld and Bonnybridge offer a lot more amenities including shops, health & leisure, primary & secondary school and sports facilities as well as a number of historic tourist attractions.



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](http://www.tpos.co.uk)

### Viewings

**By appointment only  
through Kelvin Valley Properties**

Office Contact: **John or Paul**

Reference Number: **K/2524**



**Post Code for Sat Nav**

**FK4 1JH**