



23 ST ANDREWS PLACE, KILSYTH

F / P £124,995

Offering affordable family living, is this **three bedroom terraced house** with private driveway, in St Andrews Place in Kilsyth. Situated in a popular residential area close to local schooling, the property is presented to the market by award winning local agent Kelvin Valley Properties. Internally there is a lounge with dining area, large fitted kitchen, upgraded shower room, and three double bedrooms. Externally there is a double monoblock driveway to the front and a large private rear garden with decking, shed and lawn. The full property details and home report can be accessed on the Kelvin Valley website.



- Affordable family home
- Three double bedrooms
- Private double width monoblock driveway
- Excellent views to the front
- Large rear garden with decking & lawn
- Sought after residential area
- Ideal for a 1st time / family buyer
- 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 private driveway you access the contemporary UPVC front door.

Lounge / Dining

Large lounge with ample space for both living and dining furniture. Fire set within attractive surround. Laminate flooring. Double window to the front.

Kitchen

Fitted kitchen with base and wall mounted storage units and extensive work surface. Integral sink and oven/hob/hood. Double window to the rear. Back door accessing the rear garden from here.

Bedroom 1

Well-proportioned double bedroom to the front, with superb views. Carpeted floor area.

Bedroom 2

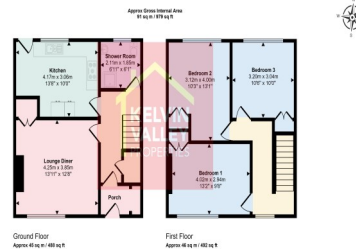
Double bedroom to the rear, with carpeted floor area and fitted wardrobes.

Bedroom 3

The smallest room is still a spacious double, and again has fitted wardrobes. Carpeted.

Shower Room

Upgraded shower room with shower in cabinet, wash hand basin in vanity unit and W.C. Fully tiled. Textured glass window to the rear.



Gardens & Driveway

Private double width monoblock driveway to the front provides plenty of space for off street parking. Large rear garden with decking, shed and lawn.

Sales Information

All floor coverings, light fittings & blinds included.

Property Summary

An affordable and spacious family home, benefitting from large room sizes and three double bedrooms. Also has the added bonus of private off-road parking for two vehicles as well as a good-sized rear garden. Early viewing of this one 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/2482**



Post Code for Sat Nav

G65 9NJ