



## 28 WILLIAM WILSON COURT, KILSYTH

O / o £123,995

Situated in popular William Wilson Court in the centre of Kilsyth, is this **seldom available two bedroom ground floor flat**. Presented to the market by award winning local agent Kelvin Valley Properties, this contemporary flat is ideal for someone downsizing or a first time buyer. Situated close to the centre of the town and local amenities, the property boasts a large lounge, breakfasting kitchen, two double bedrooms (principal is en-suite) and a main bathroom. There is also good storage throughout the flat, as well as a private parking bay and security entrance. The full property details and home report can be accessed on the Kelvin Valley website.



- Contemporary ground floor flat
- Juliette balcony facing west
- Attractive modern interior
- Security entrance
- Well-maintained throughout
- Superb central location
- Private parking bay
- Energy efficiency rating B

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 access the security entrance. Once inside, proceed ahead and you will see the door to number 28 to your left.

## Lounge

Contemporary lounge with modern decor. Access to Juliette balcony via the French doors, offering an open outlook to the front. Carpeted floor area. Plenty of space for furniture in this bright and spacious room.

## Breakfasting Kitchen

Attractive fitted kitchen with base and wall mounted storage units and extensive worksurface. Integral sink and oven/hob/hood. Fridge/freezer and washing machine included in the sale. Window to the rear.

## Bedroom 1 & En-Suite

Double bedroom to the side, with plenty of fitted storage and a carpeted floor area. Light

neutral décor. En-suite shower room with shower in cabinet, wash hand basin and W.C. Textured glass window to the side.

## Bedroom 2

Further double bedroom, this time to the front of the property. Fitted wardrobes offering excellent storage. Carpeted floor area.

## Bathroom

Fitted bathroom with bath, wash hand basin in vanity unit and W.C. Shower and screen fitted above bath. Fully tiled walls and vinyl floor.

## Sales Information

All floor coverings, light fittings & blinds included.

## Property Summary

A modern and seldom available two bedroom ground floor flat in this popular location, close to the centre of the town. Ideal for someone downsizing or a first time buyer. Early viewing of this seldom available ground floor property is advised to avoid disappointment.

## Area Details

Kilsyth offers a number of amenities including shops, health & leisure, primary & secondary school 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 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](http://www.tpos.co.uk)

## Viewings

**By appointment only  
through Kelvin Valley Properties**

Office Contact: **John or Paul**

Reference Number: **K/2529**



**Post Code for Sat Nav**

**G65 9DP**