



13 DONALDSON AVENUE, KILSYTH

O / o £63,995

First time buyers and landlords won't want to miss this **affordable one bedroom ground floor flat** in Donaldson Avenue, Kilsyth. Presented to the market by award winning local agent Kelvin Valley Properties, the property boasts large rooms throughout, comprising of a lounge, fitted kitchen with breakfast bar, fitted bathroom and a double bedroom to the rear of the property. The property has both double glazing and gas central heating. There is a private front garden area, private driveway and also access to a shared drying green to the rear. The full property details and home report can be accessed on the Kelvin Valley website.



- Spacious one bedroom flat
- Private front garden
- Double glazing & gas central heating
- Established residential area
- Fitted kitchen and bathroom
- Private driveway for two cars
- Access to a shared drying green
- 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

Access is via a pathway and driveway from the main road, leading to number 13. The door is on the side of the building.

LOUNGE / DINING

The spacious lounge boasts a feature electric fire, display shelving, carpeted flooring and a large window to the front, overlooking the private front garden. Ample space for living room furniture. Light neutral décor with a feature wall.

KITCHEN

Fitted kitchen with base and wall mounted storage units and extensive worksurfaces. Integral sink, fridge/freezer and oven/hob/hood included and plenty of space for further appliances as well as a small breakfast bar.

BEDROOM 1

Spacious double bedroom with window to the rear of the property. Carpeted flooring and decorated in tasteful neutral décor.

BATHROOM

Fitted bathroom with a bath, wash hand basin and W.C. There is a shower fitted above the bath. Textured glass window to the side, allowing natural light into the room.

GARDENS

There is a private front garden laid to lawn and enclosed by box privet hedges. There is also access to a shared drying green to the rear. There is a slabbed driveway to the side of the property allowing valuable off road parking for vehicles.

SALES INFORMATION

All floor coverings, light fittings & blinds included.

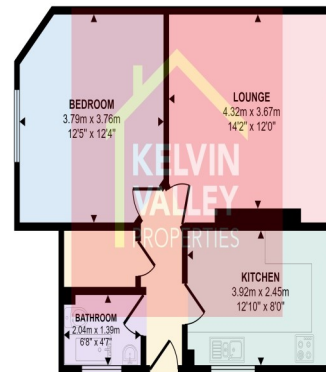
PROPERTY SUMMARY

A spacious one bedroom ground floor flat on Donaldson Avenue in Kilsyth. The property benefits from having a driveway for two cars and a private front garden. Early viewing is advised.

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.

Approx Gross Internal Area
51 sq m / 544 sq ft



Floorplan

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**

sales@kvps.co.uk / 0800 133 7775

Reference Number: **K/2539**



Post Code for Sat Nav

G65 0DH