



11 FISHER AVENUE, KILSYTH

O / o £94,995

Buyers in the market for a fully renovated property in walk-in condition won't want to miss this immaculate **three bedroom ground floor flat** on Fisher Avenue in Kilsyth. Presented to the market by award winning local agent Kelvin Valley Properties, the flat is situated close to the centre of the town and overlooking the Bogside Park. The property boasts a large lounge, newly fitted kitchen and bathroom, and three double bedrooms. Externally there is a private front garden, driveway and shared drying green to the rear. The full property details and home report can be accessed on the Kelvin Valley website.



- Spacious 3 bedroom ground floor flat
- Close to town centre
- Private front garden & driveway
- Double glazing & gas central heating
- Modern interior
- Large rooms throughout
- Modern kitchen & bathroom
- Energy efficiency rating D

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 pathway to the side of the building. The door to number 11 is the first one you arrive at. The front door opens into the long hallway from here, and all the rooms in the property can be accessed from here. There is also a large storage cupboard.

LOUNGE / DINING

Contemporary and well presented lounge. Windows to the front, allowing in plenty of light. There is ample space for both dining and living room furniture. Tiled flooring.

KITCHEN

Modern fitted kitchen with base and wall mounted storage units and extensive work surfaces. Integral sink and oven/hob/hood. The fridge/freezer is included. Back door to gardens.

BEDROOM 1

A Large double bedroom with fitted wardrobes and carpeted floor area. Window to the front. Ample space for furniture.

BEDROOM 2

Well-proportioned double bedroom with fitted wardrobe and carpeted floor area. Window to the front.

BEDROOM 3

Further, double bedroom with carpeted floor area. Window to the rear.

BATHROOM

Contemporary bathroom with bath, wash hand basin in vanity unit and W.C. Shower and screen fitted above the bath. Tiled walls. Textured glass window to the rear.

GARDENS & DRIVEWAY

Private front garden with private driveway. Shared drying green to the rear. There is also a small section of private garden in the back left corner, ideal for a shed or patio.

SALES INFORMATION

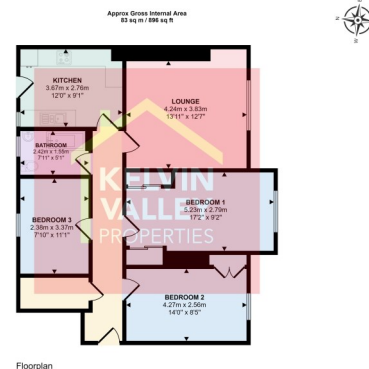
All floor coverings, light fittings & blinds included.

PROPERTY SUMMARY

A modern and spacious fully renovated three bedroom ground floor flat, close to the centre of the Kilsyth. Benefits from a private front garden and driveway. Immaculate contemporary interior. Early viewing 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**

sales@kvps.co.uk / 0800 133 7775

Reference Number: **K/2528**



Post Code for Sat Nav

G65 0LU