



4 COVENANTERS COURT, KILSYTH

O / o £162,995

Kelvin Valley Properties are delighted to bring to the market this spacious and well presented two bedroom top floor flat in an exclusive development of just eight properties in Kilsyth. Situated adjacent to the popular Stirling Road and the Colzium Lennox Estate, these flats are highly sought after. Early viewing is therefore advised to avoid disappointment. Internally the property boasts a large modern lounge, fitted kitchen, two double bedrooms (master is en-suite) and a modern bathroom. Externally there is private parking and residents grounds. The full property details and home report can be accessed on the Kelvin Valley website.



- Exclusive development, only 8 flats
- Spacious & modern home
- Close to Colzium Lennox Estate
- Countryside views to the rear
- Modern fitted kitchen & bathroom
- Sought after location
- Private residents parking & grounds
- 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 security entrance at the front of the flats, you access the well-maintained internal corridor and stairwell. Number 4 is on the first floor on the left hand side. The front door opens into a L-shaped reception/hallway with large storage cupboard.

LOUNGE

The large living room has a double window formation to the front which is South-facing, allowing plenty of natural light into the room. The room benefits from neutral décor and laminate flooring. There is ample space for both dining and living room furniture.

BREAKFASTING KITCHEN

Modern fully fitted kitchen with base and wall mounted storage units. Extensive work surface with integral sink, washing machine, oven/hood/hob and fridge/freezer. Tiled floor. Views to the front. There is ample space for a small dining table.

BEDROOM 1

This spacious principal bedroom boasts excellent storage in the form of fitted mirrored wardrobes.

The floor area is carpeted and there is a window to the rear with views across the open countryside. En-suite shower room with shower in cabinet, pedestal wash hand basin and W.C.

BEDROOM 2

This well-proportioned double bedroom also boasts fitted mirrored wardrobes, offering excellent storage. The floor area is carpeted and there is a window to the rear offering excellent views.

BATHROOM

Fully fitted three piece suite comprising low flush W.C., pedestal wash hand basin and bath with fitted shower. Fitted vanity units and splashback tiling.

GARDENS

Shared gardens on all sides of the property. Private residents parking with plenty of spaces.

SALES INFORMATION

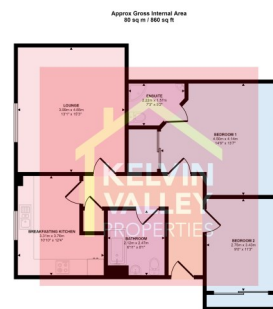
All floor coverings, light fittings & blinds included.

PROPERTY SUMMARY

A spacious and seldom available flat in an exclusive development of only 8 properties. The property is in a sought after location as well as being in excellent condition, and these properties rarely come onto the open market. Early viewing 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.



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/2538**



Post Code for Sat Nav

G65 0PW