



## 12 EDWARD STREET, KILSYTH

O / o £64,995

**One bedroom top floor flat** on central Edward Street situated less than 100 yards from the Burngreen in Kilsyth. This home would be an excellent first time buy or ideal for someone downsizing to be close to the town centre. Internally there is a lounge, fitted kitchen, double bedroom and a bathroom with a shower over the bath. Externally there are shared residents' gardens and a drying green to the rear. The full property details and home report can be accessed on the Kelvin Valley website.



- Superb central location
- Newly refurbished interior
- Access to shared drying green
- Double glazing
- Ideal for first time buy or downsizing
- Fitted kitchen and bathroom
- Gas central heating
- Energy efficiency rating C

**Local Office:** 23 Main Street, Kilsyth, Near Glasgow, G65 0AH  
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## ENTRANCE

The flats are accessed from the rear via the security entrance. There are 3 flats in each block. Number 12 is on the top floor in the second block on your right hand side.

## LOUNGE / DINING

Spacious and bright living room with double window to the front, allowing in plenty of light. The room has been recently decorated with neutral décor and a carpeted floor area. Ample space for living room furniture.

## KITCHEN

Fitted kitchen with base and wall mounted storage units and extensive work surface. Integral sink and oven/hob/hood.

## BEDROOM 1

Well-proportioned double bedroom with a carpeted floor area. Windows to the rear. Ample space for bedroom furniture.

## BATHROOM

Contemporary bathroom with bath, wash hand basin and W.C. Shower and screen fitted above the bath. Wet wall panelling. Textured glass window to the side of the property.

## GARDENS

There are shared residents' grounds to the rear which includes a shared drying green.

## SALES INFORMATION

All floor coverings, light fittings & blinds included.

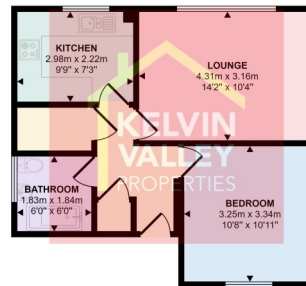
## PROPERTY SUMMARY

A centrally located one bedroom flat close to the centre of town and the Burngreen. Would be ideal for a first time buyer or someone downsizing to be close to local amenities.

## 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  
44 sq m / 475 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.

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## Viewings

By appointment only through Kelvin Valley Properties

Office Contact: **John or Paul**

[sales@kvps.co.uk](mailto:sales@kvps.co.uk) / 0800 133 7775

Reference Number: **K/2540**



**Post Code for Sat Nav**

**G65 9DL**