



# 31 LAMMERKNOWES ROAD, BANTON O / o £117,995

Positioned on Lammerknowes Road in the quiet and sought-after village of Banton is this **well-presented two bedroom end-terraced house**. Presented to the market by award winning local agent Kelvin Valley Properties, this property would be ideal for a first time buyer or someone looking to downsize to a quiet village location. Internally there is a spacious lounge with dining area, modern fitted kitchen, two double bedrooms, and a contemporary main bathroom. Externally there is residents parking. The full property details and home report can be accessed on the Kelvin Valley website.



- Well-presented end terraced house
- Views to the rear over open countryside
- Private front and rear gardens
- Quiet village location
- Sought-after area
- Upgraded kitchen and bathroom
- Double glazed windows and doors
- Energy efficiency rating E

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 private front garden with pathway leading to the front door.

## LOUNGE / DINING

Contemporary lounge with modern décor, boasting both living and dining areas. Windows to both front and rear. Carpeted floor area.

## KITCHEN

Attractive modern fitted kitchen with base and wall mounted storage units and extensive work surface. Integral sink and oven/hob/hood. Window to the rear. Back door to the rear garden from here.

## BEDROOM 1

Well-proportioned double bedroom with fitted wardrobes and carpeted floor area. Windows to the front. Ample space for furniture.

## BEDROOM 2

Further double bedroom, this time to the rear with carpeted floor area. Modern décor.

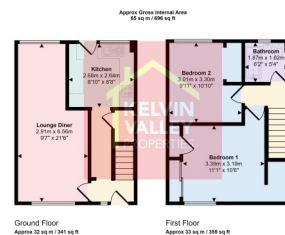
Window to the rear overlooking open countryside.

## BATHROOM

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

## GARDENS

Private garden areas to both front and rear. The rear garden backs onto open countryside.



## HEATING & WINDOWS

Oil fired central heating. Double glazed windows.

## SALES INFORMATION

All floor coverings, light fittings & blinds included.

## PROPERTY SUMMARY

A well-presented and seldom available two bedroom end terraced house, in the popular village of Banton. Boasts a modern interior and has been upgraded throughout by the present owners. Early viewing is advised to avoid disappointment.

## AREA DETAILS

Banton is a small village on the outskirts of Kilsyth, and contains a primary school, public house, community hall, and shop. Nearby Kilsyth offers many more a number of amenities including shops, health & leisure, primary & secondary school and sports facilities as well as a number of historic tourist attractions.

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](http://www.tpos.co.uk)

## 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/2542**



**Post Code for Sat Nav**

**G65 0QT**