



## 24C PARKFOOT STREET, KILSYTH

O / o £79,995

The Parkfoot Street flats are in a fantastic central location in Kilsyth, and award winning local agent Kelvin Valley Properties are delighted to present to the market this **two bedroom top floor flat**. Presented with a spacious interior, benefitting from being on the top floor, this flat would be ideal for a first time buyer or a landlord looking for a property in a popular area. Internally there is a large lounge, fitted kitchen, two bedrooms, and a fitted shower room. Externally there is a patioed garden area with a shed for outdoor storage. The full property details and home report can be accessed on the Kelvin Valley website.



- Spacious top floor flat
- Private patioed garden area with a shed
- Two double bedrooms
- Double glazing
- Fitted kitchen and bathroom
- Superb central location
- Gas central heating
- Energy efficiency rating C

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

From the roadside you access the pathway which runs along the front of the terrace. Number 24c is halfway along, as you enter through the close door, the property is on the top floor on your left hand side.

## LOUNGE / DINING

Spacious lounge with south-facing windows to the front allowing plenty of light in. The floor area is carpeted and there is fireplace acting as the focal point of the room. Ample space for both dining and living room furniture, making it an ideal area to relax or entertain.

## KITCHEN

Fitted kitchen with base and wall mounted storage units and extensive work surface. Integral sink and the oven, fridge/freezer and washing machine are included.

## BEDROOM 1

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

## BEDROOM 2

A further double bedroom with a fitted wardrobe. Carpeted floor area and windows overlooking the front of the property.

## SHOWER ROOM

Fitted shower room with wash hand basin in vanity unit, W.C. and shower in cabinet. Tiled walls. Textured glass window to the rear.

## GARDENS

Private patioed garden area to the rear of the property with a shed for outdoor storage.

## SALES INFORMATION

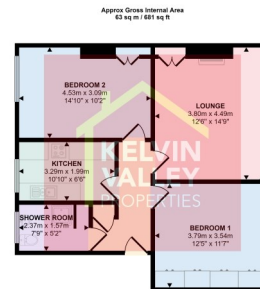
All floor coverings, light fittings & blinds included.

## PROPERTY SUMMARY

A spacious two bedroom top floor flat in a central location in Kilsyth. This property would be suitable for a first time buyer or a landlord looking for a new investment property.

## 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.



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](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/2541**



**Post Code for Sat Nav**

**G65 9AB**