



## 37 LOW CRAIGENDS, KILSYTH

O / o £84,995

This well presented home is located on central Low Craigends in Kilsyth and award winning local agent Kelvin Valley Properties are delighted to present to the market this **one bedroom period property**. Presented with a large lounge, attractive fitted kitchen, a fitted shower room and a spacious double bedroom with fitted wardrobes. Externally, there are private garden areas to the rear of the property.



- Well presented interior
- Spacious double bedroom
- Private rear garden area
- Double glazing
- Attractive fitted kitchen and shower room
- Centrally located
- Gas central heating
- Energy efficiency rating D

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 proceed to the front entrance of number 37.

## LOUNGE / DINING

Contemporary lounge with modern decor. Windows to the front, allowing in plenty of light into this bright room. Ample space for dining and living room furniture.

## KITCHEN

Attractive fitted kitchen with base and wall mounted storage units and work surfaces. Integral sink and oven and hob. The washing machine is included in the sale.

## BEDROOM

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

## SHOWER ROOM

Contemporary shower room with bath, wash hand basin and W.C. Textured glass window to the rear. Wet wall panelling.

## GARDENS

Private garden areas to the rear of the property.

## SALES INFORMATION

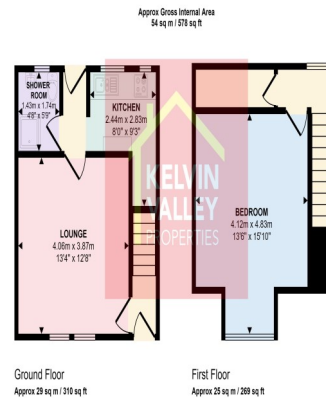
All floor coverings, light fittings & blinds included.

## PROPERTY SUMMARY

A well presented property in the central location of Low Craigends in Kilsyth. The property benefits from having modern décor and private garden areas to the rear of the 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.



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/2545**



**Post Code for Sat Nav**

**G65 0NZ**