



24 LIVINGSTONE PARK, KILSYTH

O / o £114,995,

Buyers in the market for an affordable family home should look no further than this **three bedroom terraced house** in popular Livingstone Park, Kilsyth. Internally the property boasts an open plan lounge/dining room, a fitted kitchen, three double bedrooms and a bathroom. Externally there is a private monoblock driveway to the front and a private South-facing garden to the rear. The full property details and home report can be accessed on the Kelvin Valley website.



- Affordable family home
- Private monoblock driveway
- Open plan lounge/dining room
- Double glazing & gas central heating
- Private south facing rear garden
- Fitted kitchen and bathroom
- Three double bedrooms
- Energy efficiency rating C

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

From the roadside proceed up the path (which is on the left of the driveway) to the front door.

LOUNGE / DINING

Large L-shaped lounge which is dual aspect with windows to both front and rear. There is ample room for a dining table and chairs, and the room benefits from having French doors leading out into the rear garden. Carpeted floor area.

KITCHEN

Fitted kitchen with base and wall mounted storage units. Extensive work surface with integral sink. The cooker and the washing machine are included in the sale. Window to the rear overlooking the gardens. The back door provides access to the gardens from here.

BEDROOM 1

Large bedroom with fitted wardrobes offering excellent storage. Carpeted floor area. Views to the front.

BEDROOM 2

Double bedroom, again to the front and again offering fitted wardrobes. Carpeted floor area.

BEDROOM 3

The smallest of the 3 bedrooms is still a good size, offering fitted storage, a carpeted floor area and a window with offering views of the garden.

BATHROOM

Fitted bathroom offering a Jacuzzi bath, separate shower in cabinet, wash hand basin and w.c. Titled walls and flooring. Textured glass window to the rear.

GARDENS

South-facing garden is two tiered and boasts a patio area at the higher level, then an area with stone chips lower down and a garden shed.

SALES INFORMATION

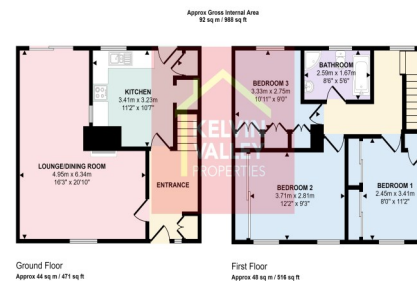
All floor coverings, light fittings & blinds included.

PROPERTY SUMMARY

A spacious and affordable family home in a popular area. Benefits from having large bedrooms, a dining area attached to the lounge and valuable off-road parking. Early viewing is advised to avoid missing out.

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

Viewings

By appointment only through Kelvin Valley Properties

Office Contact: **John or Paul**

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Reference Number: **K/2552**



Post Code for Sat Nav

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