



25 ANTON CRESCENT, KILSYTH

O / o £67,500

A well presented **one bedroom ground floor flat** on centrally located Anton Crescent, in Kilsyth. Presented to the market by award winning local agent Kelvin Valley Properties, this home provides an ideal opportunity for someone looking to downsize or a first time buyer. Internally there is a modern fitted kitchen and bathroom, one double bedroom and a contemporary lounge. Externally there is a private drying area and shared gardens. The full property details and home report can be accessed on the Kelvin Valley website.



- Well presented interior
- Centrally located
- Private drying area & shared gardens
- Double glazing
- Modern fitted kitchen and bathroom
- Contemporary lounge
- 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 Website: www.kvps.co.uk



ENTRANCE

From the roadside, you proceed through the close door to number 25 which is on the left hand side.

LOUNGE / DINING

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

KITCHEN

Modern fitted kitchen with base and wall mounted storage units and work surfaces. Integral sink, oven, hood and hob. Kitchen appliances are included in the sale.

BEDROOM

Well proportioned double bedroom with a storage cupboard and carpeted floor area. Windows to the front. Ample space for furniture.

BATHROOM

Newly fitted bathroom with shower over the bath, wash hand basin in vanity unit and W.C. Textured glass window to the rear. Wet wall panelling and tiled flooring.

GARDENS

The property offers a private drying area and shared gardens.

SALES INFORMATION

All floor coverings, light fittings & blinds included.

PROPERTY SUMMARY

A well presented property in the central location of Anton Crecent in Kilsyth. The property benefits from its affordable price and modern interior. This would be an ideal opportunity for someone looking to downsize or a first time buyer. Early viewing is advised to avoid disappointment.

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**

sales@kvps.co.uk / 0800 133 7775

Reference Number: **K/2568**



Post Code for Sat Nav

G65 0NY