



11 BANKWOOD DRIVE, KILSYTH

O / o £162,995

A **contemporary two bedroom ground floor flat** in Bankwood Drive in Kilsyth, situated close to the centre of town. Award winning local agent Kelvin Valley Properties are delighted to present to the market this two bedroom home, which benefits from being in good condition throughout and having main door access. Internally there is a spacious kitchen/dining room, contemporary lounge, two double bedrooms (one ensuite) and a fitted bathroom. Externally there is a landscaped residents gardens and a private parking space included with the property. The full property details and home report can be accessed on the Kelvin Valley website.



- Contemporary ground floor flat
- Two double bedrooms
- Private parking space
- Own main door access
- Ideal for downsizers or first time buyers
- Centrally located
- Gas central heating & Double glazing
- Energy efficiency rating B

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 to the front entrance of number 11.

LOUNGE

Spacious lounge with French doors opening onto Parisian Balcony, allowing plenty of light into this room. Ample space for living room furniture. Carpeted floor area.

KITCHEN

Attractive fitted kitchen with base and wall mounted storage units and work surfaces. Integral sink, oven, hood and hob. The washing machine is included in the sale. Ample space for a table and chairs in this room.

BEDROOM 1

Large double bedroom with a fitted wardrobe and carpeted floor area. Windows to the rear. Ample space for furniture. Ensuite off this room, comprising of shower in cabinet, wash hand basin and W.C.

BEDROOM 2

Another double bedroom with a fitted wardrobe and carpeted floor area. Windows to the rear.

BATHROOM

Contemporary bathroom with bath, wash hand basin and W.C. Tiled walls and laminate flooring.

GARDENS

Externally there are landscaped residents gardens and a private parking space included with the property.

SALES INFORMATION

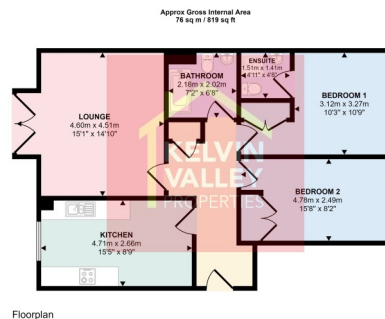
All floor coverings, light fittings & blinds included.

PROPERTY SUMMARY

A contemporary ground floor flat in the central location of Bankwood Drive in Kilsyth. The property is in walk in condition and would be suitable for a downsizer or a first time buyer. In addition, the property also benefits from its own main door entrance.

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/2561**



Post Code for Sat Nav

G65 0GZ