



9 WATSON CRESCENT, KILSYTH

O / o £79,995

Buyers in the market for a property in walk-in condition and boasting excellent views, won't want to miss this **two bedroom upper cottage flat** on Watson Crescent, Kilsyth. Presented to the market by award winning local agent Kelvin Valley Properties, this property benefits from spacious rooms throughout and a south facing section of private garden. This outdoor space includes a section of lawn and patio with a shed, providing great outdoor storage. Internally there is a large lounge, kitchen, two double bedrooms, and a contemporary bathroom. The full property details and home report can be accessed on the Kelvin Valley website.



- Well presented upper cottage flat
- Ideal for a first time buyer or investor
- South facing rear garden
- Spacious interior
- Fitted kitchen and bathroom
- Stunning views of the Kilsyth Hills
- Gas central heating & double glazing
- 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 up the stairs and along the pathway to the front entrance of number 9.

LOUNGE / DINING

Spacious lounge with ample space for furniture. Window to the front, offering fantastic views of the Kilsyth hills. Laminate flooring.

KITCHEN

Fitted kitchen with base and wall mounted storage units and work surfaces. Integral sink, oven, hob and hood. There is space for a table and chairs. The washing machine and fridge/freezer are included in the sale. Vinyl flooring in this room.

BEDROOM 1

Large double bedroom with a carpeted floor area, shelving and a storage cupboard. Windows to the front, offering views of the Kilsyth hills. Ample space for furniture.

BEDROOM 2

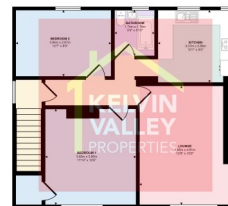
Another double bedroom with a window overlooking the rear garden. Ample space for furniture.

BATHROOM

Contemporary bathroom with bath, wash hand basin and W.C. Textured glass window to the rear. Part tiled walls and tiled flooring.

GARDENS

There is a section of private garden to the rear with patio area, a shed and an area laid to a lawn. In addition, there is also a shared drying green.



SALES INFORMATION

All floor coverings, light fittings & blinds included.

PROPERTY SUMMARY

A well presented and spacious two bedroom upper cottage flat on Watson Crescent in Kilsyth. This property would be ideal for a first time buyer or investor. Early viewings 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/2578**



Post Code for Sat Nav

G65 0EL