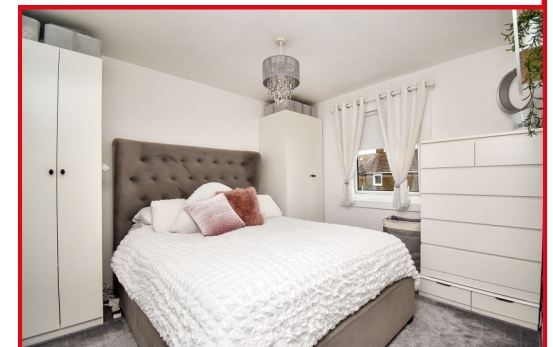




# 13 IRVINE PLACE, KILSYTH

O / o £114,995

Buyers in the market for a modern home wont want to miss out on this beautifully presented **two bedroom end terraced house** on Irvine Place in Kilsyth. Presented to the market by award winning local agent Kelvin Valley Properties, the property is in immaculate condition throughout and benefits from a front and a rear garden. Internally there is a lounge, fitted kitchen, two double bedrooms and a bathroom. Externally, there is a front and a rear garden with a decking area and a shed and several storage units (plastic bin storage units not included). The full property details and home report can be accessed on the Kelvin Valley website.



- Modern interior
- Attractive fitted kitchen and bathroom
- Immaculate condition throughout
- Gas central heating & double glazing
- Two bedroom end terraced house
- Private front and rear garden
- Ample parking available
- 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 13.

## LOUNGE / DINING

Contemporary lounge with modern décor and laminate flooring. Windows to the front, allowing 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, oven, hob and hood. The washing machine and fridge/freezer are included in the sale.

## BEDROOM 1

Well proportioned double bedroom with a carpeted floor area and a window overlooking the rear garden. Ample space for furniture.

## BEDROOM 2

A further double bedroom with windows overlooking the front garden and a carpeted floor area. There is a corner cupboard, providing excellent storage. Ample space for furniture.

## BATHROOM

Contemporary bathroom with a shower over the bath, wash hand basin in vanity unit and W.C. Textured glass window to the rear. Wet wall tile effect and vinyl flooring.

## GARDENS

There is a front and a rear garden with a decking area and a shed and several storage units, offering ample outdoor storage space. Please note the plastic bin storage units not included.

## SALES INFORMATION

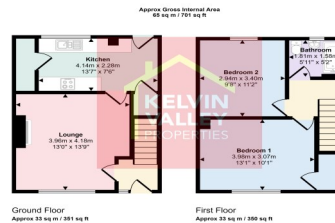
All floor coverings, light fittings & blinds included.

## PROPERTY SUMMARY

A modern two bedroom end terraced house on Irvine Place in Kilsyth. The property benefits from its immaculate interior and from having a front and a rear garden. 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](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/2582**



**Post Code for Sat Nav**

**G65 9AX**