



13 STIRLING ROAD, KILSYTH

O / o £152,995

A spacious and well presented family home situated close to the centre of Kilsyth. Award winning local agents Kelvin Valley Properties are delighted to present to the market this **three bedroom semi detached home** on Stirling Road in Kilsyth. The property boasts a large lounge with an open planning dining area, a fitted kitchen, three double bedrooms, a cloaks and a fitted bathroom. Externally, the property offers a private front garden, a driveway, a shed to the side of the property, and a rear garden laid to lawn with a decking area and a workshop. The full property details and home report can be accessed on the Kelvin Valley website.



- Well presented semi detached home
- Three double bedrooms
- Landscaped front & rear gardens
- Gas central heating & double glazing
- Fitted kitchen and bathroom
- Centrally located
- Private driveway
- 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 along the driveway to the front entrance of number 13.

LOUNGE / DINING

Lounge with an open plan dining area, offering neutral décor and an electric fireplace, acting as the focal point of this room. Windows to the front and rear, allowing in plenty of natural light. Ample space for furniture.

KITCHEN

Fitted kitchen with base and wall mounted storage units and work surfaces. Integral sink, microwave/oven, hob and hood. The washing machine (in large kitchen cupboard), dishwasher are included in the sale.

BEDROOM 1

A well proportioned double bedroom, offering views of the rear garden. Carpeted floor area and ample space for furniture.

BEDROOM 2

Double bedroom with a window to the front and carpeted floor area. Ample space for furniture.

BEDROOM 3

A third double bedroom, currently used as a home office. Window overlooking the front of the property with a carpeted floor area.

BATHROOM

Upstairs bathroom comprising of shower over bath, wash hand basin and W.C. Textured glass window to the rear. Tiled walls and flooring.

GARDENS

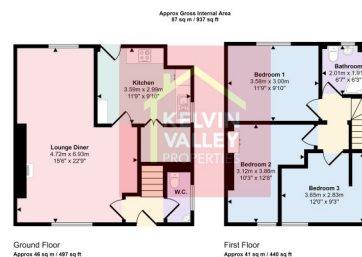
To the front of the property there is a garden and private driveway. In addition, there is a shed to the side, providing excellent outdoor storage. To the rear, the landscaped garden is laid to lawn with a decking area and a workshop.

PROPERTY SUMMARY

A well presented family home on central Stirling Road in Kilsyth. The property benefits from having its open plan lounge/dining area, a private driveway and garden areas to the front and rear of the property. 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.



SALES INFORMATION

All floor coverings, light fittings & blinds included.

Viewings

By appointment only through Kelvin Valley Properties

Office Contact: **John or Paul**

sales@kvps.co.uk / 0800 133 7775

Reference Number: **K/2575**

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



Post Code for Sat Nav

G65 0EL