



146 BALMALLOCH ROAD, KILSYTH

O / o £114,995

A fantastic opportunity for a first time buyer or downsizer to acquire a two bedroom terraced house on Balmalloch road in Kilsyth. Internally there is a contemporary lounge, fitted kitchen, two double bedrooms and a shower room. Externally there are private garden areas to the front and rear of the property. The rear garden offers a section of lawn with a patio area, providing a great outdoor space to relax. The full property details and home report can be accessed on the Kelvin Valley website.



- Ideal for a first time buyer or downsizer
- Contemporary lounge
- Private front and rear garden areas
- Double glazing
- Attractive fitted kitchen
- Two double bedrooms
- Gas central heating
- Energy efficiency rating C

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 steps to the front entrance of number 146.

LOUNGE / DINING

Contemporary lounge with laminate flooring and windows overlooking the rear garden. Ample space for living room furniture and a table and chairs in this room

KITCHEN

Attractive fitted kitchen with base and wall mounted storage units and work surfaces. Integral sink, oven and hob. The washing machine, fridge/freezer and cooker are included in the sale.

BEDROOM 1

Well proportioned double bedroom with fitted wardrobe and carpeted floor area. Windows to the front. Ample space for furniture.

BEDROOM 2

A further double bedroom with windows to the rear. Fitted wardrobe in this room and ample space for furniture.

SHOWER ROOM

Fitted wet floor shower room with wash hand basin in vanity unit and W.C. Textured glass window to the rear. Tiled walls and vinyl flooring.

GARDENS

There are private garden areas to the front and rear of the property. The rear garden offers a section of lawn with a patio area, providing a great outdoor space to relax.

SALES INFORMATION

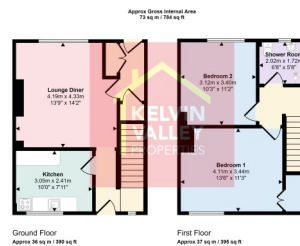
All floor coverings, light fittings & blinds included.

PROPERTY SUMMARY

A fantastic opportunity for a first time buyer or investor to acquire a two bedroom terraced house on Balmalloch Road in Kilsyth. The property benefits 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

Viewings

By appointment only through Kelvin Valley Properties

Office Contact: **John or Paul**

sales@kvps.co.uk / 0800 133 7775

Reference Number: **K/2586**



Post Code for Sat Nav

G65 9PH