



36 CONSTARRY ROAD, CROY

F / P £220,000

Situated only a short walk from Croy Train Station, is this two bedroom bungalow on a quiet countryside plot just off Constarry Road in Croy. Internally the property benefits from an open plan kitchen/dining area, a lounge, two double bedrooms and a fitted shower room. Externally to the right side of the property there is a private driveway, a garden with a section of lawn and a patio area. In addition, to the left side of the property there is a shed providing valuable outdoor storage. The full property details and home report can be accessed on the Kelvin Valley website.



- Spacious interior
- Situated on a countryside plot
- Private driveway and garden areas
- Electric Boiler & double glazing
- Attractive fitted kitchen and shower room
- A short walk from Croy train station
- Open plan kitchen/dining area
- Energy efficiency rating D

Local Office: 23 Main Street, Kilsyth, Near Glasgow, G65 0AH
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ENTRANCE

From the roadside, you proceed down the lane to the front entrance of number 36.

LOUNGE

Well presented lounge with neutral décor and laminate flooring. Windows to the front, allowing plenty of light into this room. Ample space for living room furniture. Access to garden via patio doors.

KITCHEN/DINING

Attractive fitted kitchen with base and wall mounted storage units and work surfaces. Integral sink, double oven and hob. Ample space for a table and chairs in this room.

BEDROOM 1

Double bedroom with fitted wardrobes and storage cupboard. Laminate flooring and windows to the front. Ample space for furniture.

BEDROOM 2

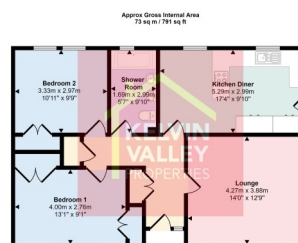
Another double bedroom with windows to the rear and laminate flooring. Cupboard in this room, providing excellent additional storage.

SHOWER ROOM

Contemporary shower room with walk-in shower, two hand basins in vanity unit and W.C. Textured glass window to the rear. Wet wall panelling around the shower. Tiled flooring and fully tiled walls.

GARDENS/DRIVEWAY

To the right side of the property there is a private driveway, a garden with a section of lawn and a patio area. In addition, to the left side of the property there is a shed providing valuable outdoor storage



Floorplan



SALES INFORMATION

All floor coverings, light fittings & blinds included.

PROPERTY SUMMARY

A spacious two bedroom bungalow situated on a countryside plot just off Constarry Road in Croy. The property benefits from only being a short walk to Croy Train Station. Early viewing is advised to avoid disappointment.

AREA DETAILS

Croy is a small & quiet village situated approx 1 mile from Kilsyth. The village boasts a very useful (central) railway station which provides a regular link with Glasgow, Edinburgh and Stirling on to North & South. There are some local amenities in Croy and nearby Kilsyth offers many more including shops, health & leisure, primary & secondary school and sports facilities as well as a number of historic tourist attractions. 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/2588**



Post Code for Sat Nav

G65 9HU