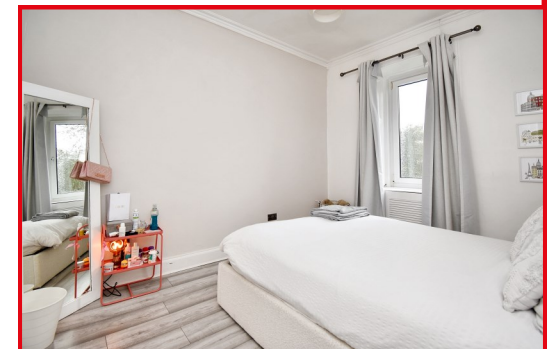




# 17 2/1 LEDGATE, KIRKINTILLOCH

O / o £79,995

Award winning local agent Kelvin Valley Properties are delighted to present to the market this top floor flat on Ledgate in Kirkintilloch. A modern and spacious flat, offering a perfect opportunity for first time buyers to acquire a property in walk in condition and close to local amenities. Internally the property benefits from a spacious lounge/dining area, two double bedrooms and a modern kitchen and bathroom. Externally there is a shared drying green to the rear of the property. The full property details and home report can be accessed on the Kelvin Valley website.



- Modern interior
- Two double bedrooms
- Spacious lounge/dining area
- Double glazing
- Attractive fitted kitchen and shower room
- Close to local amenities
- Gas central heating
- 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 through the close entrance and up the stairs to the top floor. Flat 2/1 is located on the left hand side.

## LOUNGE / DINING

Contemporary lounge with modern decor. Windows to the front, allowing in plenty of light into this bright room. Ample space for dining and living room furniture. Laminate flooring

## KITCHEN

Modern fitted kitchen with base and wall mounted storage units and work surfaces. Integral sink and oven and hob. Window to the rear.

## BEDROOM 1

Well proportioned double bedroom with laminate flooring. Window to the rear. Ample space for bedroom furniture.

## BEDROOM 2

A further double bedroom, offering views to the rear and laminate flooring. Ample space for bedroom furniture.

## SHOWER ROOM

Contemporary shower room with shower in cabinet, wash hand basin and W.C. Titled walls and Flooring.

## GARDENS

There is a shared drying green to the rear of the property.

## SALES INFORMATION

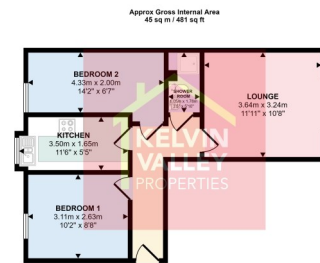
All floor coverings, light fittings & blinds included.

## PROPERTY SUMMARY

A Modern top floor flat ,offering a perfect opportunity for first time buyers. The property benefits from being in walk in condition and having spacious rooms.

## AREA DETAILS

Kirkintilloch offers a number of amenities including shops and primary & secondary schools. The recent link road to the M80 has improved commuting with Glasgow, Edinburgh and Stirling easily reached via the M80. Local to the property, there are a selection of small shops. In Kirkintilloch town centre there is a much larger selection, including a Tesco & a Sainsburys as well as many bars & restaurants. There are also plenty of good walks as the Forth & Clyde canal runs through the town.



Floorplan

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/2554**



Post Code for Sat Nav

**G66 1PZ**