



1/4 36 MAIN STREET, KILSYTH

O / o £137,500

Situated in the very heart of Kilsyth Main Street is this spacious **three bedroom upper period conversion**. Presented to the market by award winning local agent Kelvin Valley Properties, this property benefits from large rooms throughout, it has a fantastic central location as well as presenting an opportunity to add value. Internally there is a large open plan lounge/dining area, a fitted kitchen, three double bedrooms, a downstairs bathroom and an upstairs shower room. Externally there is a shared terrace to the front of the property.

The full property details and home report can be accessed on the Kelvin Valley website.



- Large maisonette flat
- Three double bedrooms
- Fitted bathroom and shower room
- Opportunity to add value
- Centrally located
- Open lounge/family room
- Energy efficiency rating D
- Gas central heating & double glazing

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 rear car park, proceed into the close and up the stairs to the front entrance of 1/4 36 Main Street (Door on right hand side).

LOUNGE / DINING AREA

Large lounge/dining area with windows overlooking the Main Street in Kilsyth. Neutral décor and carpeted floor area in this room, offering extensive space for both dining and living room furniture.

KITCHEN

Fitted kitchen with base and wall mounted storage units. Integrated sink, oven, hob and fridge/freezer. Tiled flooring. Situated adjacent to the lounge/dining area.

BEDROOM 1

Spacious double bedroom, benefitting from having a walk-in wardrobe and ample space for bedroom furniture. Windows overlooking the front terrace. Carpeted floor area.

BEDROOM 2

Another double bedroom with ample space for furniture and a carpeted floor area. Windows to the front of the property.

BEDROOM 3

A further double bedroom with windows overlooking Main Street in Kilsyth. Carpeted floor area.

BATHROOM

Downstairs bathroom comprising of a bath, wash hand basin and a W.C. Part tiled walls and laminate flooring.

SHOWER ROOM

Fitted shower room comprising of a shower in cabinet, wash hand basin, and a W.C. Part tiled walls and vinyl flooring.

SALES INFORMATION

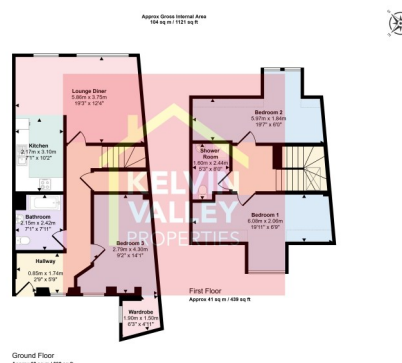
All floor coverings, light fittings & blinds included.

PROPERTY SUMMARY

Spacious three bedroom maisonette flat right in the heart of Kilsyth on Main Street which benefits from large rooms throughout, it's fantastic central location as well as presenting an opportunity to add value. 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/2599**



Post Code for Sat Nav

G65 0AQ