



6 COLZIUM VIEW, KILSYTH

O / o £99,995

Available for a **cash purchase only** is this seldom available prefab bungalow, in sought after Colzium view in Kilsyth. Buyers in the market looking to downsize or find a property to put their own stamp on won't want to miss this one. Presented to the market by award winning local agent Kelvin Valley Properties, the property benefits from spacious rooms throughout. Internally there is spacious lounge, attractive fitted kitchen, two double bedrooms and a fitted shower room. Externally there are private garden areas to all sides. The full property details and home report can be accessed on the Kelvin Valley website.



- Cash purchase only
- Two bedroom detached bungalow
- Opportunity to add value
- Space to create off road parking
- Gas central heating & double glazing
- Located in a popular cul-de-sac
- Large rear garden
- 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, proceed through the front gate to the entrance of number 6.

LOUNGE / DINING

Spacious lounge with windows overlooking the front and side of the property, allowing plenty of light into this room. Ample space for a table and chairs and living room furniture. Electric fire place with an attractive surround. Real wood flooring.

KITCHEN

Attractive fitted kitchen with base and wall mounted storage units and work surfaces. Integral sink, oven, hob, hood, microwave, washing machine, dryer and fridge/freezer. Laminate flooring. Door providing access to the rear garden.

BEDROOM 1

Large double bedroom with fitted wardrobes and storage. Laminate flooring. Windows to the rear. Ample space for bedroom furniture.

BEDROOM 2

Another double bedroom, this time to the front of the property. Ample space for furniture and laminate flooring in this room. Cupboard providing additional storage.

SHOWER ROOM

Fitted shower room comprising of a shower in cabinet, wash hand basin in vanity unit and W.C. Textured glass window to the rear. Tiled wall and flooring throughout this room.

GARDENS

There is a front garden with lawn, offering the space to construct a driveway. The large rear garden is also laid to lawn, and benefits from having an outdoor storage unit and a paved area at the rear door.

SALES INFORMATION

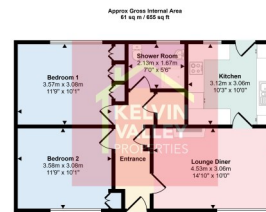
All floor coverings, light fittings & blinds included.
*** Please note that this 'prefab' construction type means the property is not suitable for normal mortgage lending, although in some cases a secured loan can be used to help fund the purchase.**

PROPERTY SUMMARY

A fantastic opportunity for a buyer who is looking to downsize or put their own stamp on a property. The property benefits from having large rooms throughout and private 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.



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

Viewings

By appointment only through Kelvin Valley Properties

Office Contact: **John or Paul**

sales@kvps.co.uk / 0800 133 7775

Reference Number: **K/2601**



Post Code for Sat Nav

G65 0ED