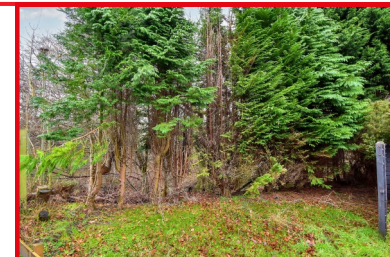
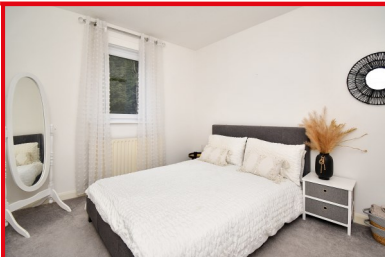


A contemporary **two bedroom upper cottage flat** in Popular Lairds Hill Place in Kilsyth. Presented to the market by award winning local agent Kelvin Valley Properties, this property would be ideal for a first time buyer or someone looking to downsize. Internally the property boasts a spacious lounge, a modern fitted kitchen with a dining area, two double bedrooms and an attractive fitted bathroom. Externally there is an area of garden to the rear that comes with the upstairs flat. The full property details and home report can be accessed on the Kelvin Valley website.



- Upper cottage flat
- Popular area
- Two double bedrooms
- Gas central heating & Double glazing
- Quiet cul-de-sac location
- Private area of garden to the rear
- Modern interior
- Energy efficiency rating C





## ENTRANCE

From the roadside, the pathway leads to the front door.

## LOUNGE

The spacious lounge looks out to the front of the property, and is South facing, allowing plenty of light into this room. The room benefits from having light neutral décor and a carpeted floor area. Large corner cupboard offering excellent storage .

## KITCHEN/DINING

Adjacent to the lounge, the modern fitted kitchen provides ample room for a dining table and chairs. There are modern base and wall mounted storage units and an extensive worksurface with integral sink, oven, hob, hood, and washing machine. The fridge/freezer is included in the sale. Laminate flooring.

## BEDROOM 1

Large principle bedroom to the front with ample space for bedroom furniture. Fitted wardrobes. Carpeted floor area.

## BEDROOM 2

Another good-sized double bedroom, this time to the rear. Again has fitted wardrobes and a carpeted floor area.

## BATHROOM

Modern bathroom with a bath, wash hand basin and W.C. Electric shower and shower screen fitted above the bath. Tiled walls. Textured glass window to the rear allowing natural light into the room.

## GARDENS

Private garden area to the rear of the property.

## SALES INFORMATION

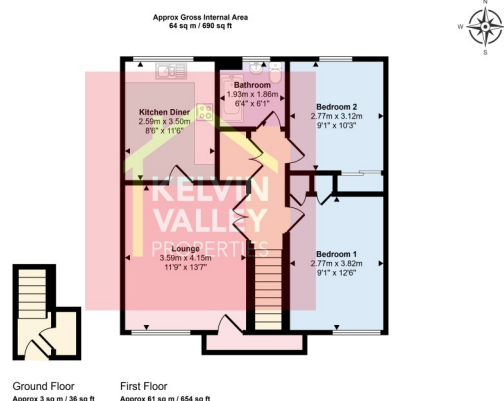
All floor coverings & blinds included.

## PROPERTY SUMMARY

A contemporary two bedroom upper cottage flat on popular Lairds Hill Place in Kilsyth. This property would be ideal for a first time buyer or someone looking to downsize. It also benefits from it modern walk-in condition. 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](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/2602**



**Post Code for Sat Nav**

**G65 9EX**