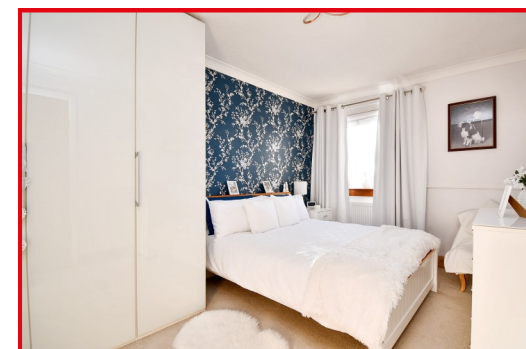




36 LAIRDS HILL COURT, KILSYTH

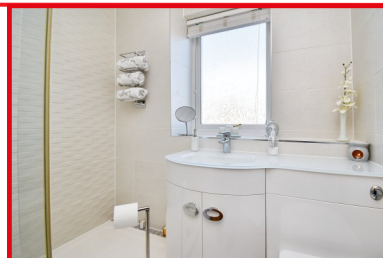
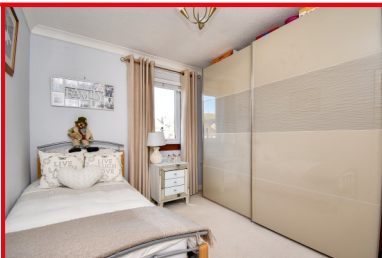
O / o £118,995

A modern **two bedroom upper cottage flat** with a stunning interior, situated on popular Lairds Hill Court cul-de-sac in Kilsyth with fantastic views across the Kelvin Valley. Presented to the market by award winning local agent Kelvin Valley Properties, this home would be ideal for a first time buyer or someone looking to downsize. Internally there is a lounge, office area, a modern fitted kitchen, two double bedrooms and a modern fitted bathroom. Externally there is a stoned paved private garden area with a shed, offering outdoor storage.



- Upper cottage flat
- Two double bedrooms
- Quiet cul-de-sac location
- Modern interior
- Popular area
- Gas central heating & Double glazing
- Private area of garden to the rear
- 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, you proceed along the pathway and through the gate on the right hand side to the front entrance of number 36.

LOUNGE

Contemporary lounge with solid wood flooring and windows to the front, allowing plenty of light into this room. Ample space for furniture.

OFFICE AREA

There is also access to an office area just off the lounge with a carpeted floor area and a window to the side of the property.

KITCHEN/ DINING

Beautiful modern fitted kitchen with base and wall mounted storage units and extensive work surfaces. Integral sink, oven, hob, fridge/freezer, washing machine and dishwasher. Plenty of space for a table and chairs. Windows overlooking the rear garden.

BEDROOM 1

Large double bedroom with fitted wardrobes and a carpeted floor area. Windows to the front. Ample space for bedroom furniture.

BEDROOM 2

Another well proportioned double bedroom with a fitted mirrored wardrobe and ample space for bedroom furniture. Carpeted floor area. Window to the rear.

SHOWER ROOM

Modern fitted shower room with a walk-in shower, protected by a glass screen, wash hand basin in vanity unit and W.C. Textured glass window to the rear. Tiled walls and flooring.

GARDENS

There is a stoned paved private garden area with a shed, offering outdoor storage.

SALES INFORMATION

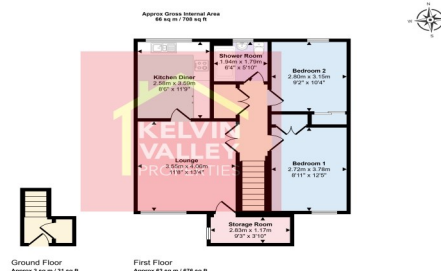
All floor coverings, light fittings & blinds included.

PROPERTY SUMMARY

A modern upper cottage flat with a stunning interior and fantastic views across the Kelvin Valley on popular Lairds Hill Court in Kilsyth. This home would be ideal for a first time buyer or someone looking to downsize. Early viewing 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/2619**



Post Code for Sat Nav

G65 9LT