



18 WELDON PLACE, CROY

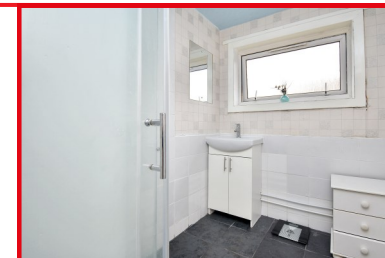
O / o £124,995

Situated near Croy Train Station and benefitting from a spacious interior, is this **three bedroom end-terraced house** on Weldon Place in Croy. Presented to the market by award winning local agent Kelvin Valley Properties, this home would be ideal for a first time buyer or a landlord. Internally there is a large lounge/dining area, a fitted kitchen and utility room, three double bedrooms, a fitted shower room and a separate W.C. Externally there are private garden areas to the front and rear of the property. The property requires some modernisation, reflected in the asking price. The full details & home report are on the Kelvin Valley website.



- Spacious family-sized interior
- Three bedrooms
- Private gardens to front and rear
- Opportunity to add value
- Very close to Croy Train Station
- Quiet village location
- Gas central heating
- 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 to number 18 which is on the end of the terrace.

LOUNGE / DINING

Large lounge with windows to the front and rear, allowing plenty of light into this room. Electric fire with surround included in the sale. Laminate flooring. Ample space for both living room furniture and a dining table and chairs.

KITCHEN

Fitted kitchen with base and wall mounted storage units and extensive work surfaces. Integral sink. Laminate flooring and window overlooking the rear garden. Would benefit from being upgraded.

UTILITY ROOM

Utility room with storage units and a work surface. Laminate flooring. Door providing access to the side of the property.

BEDROOM 1

Large double bedroom with a storage cupboard and ample space for bedroom furniture.

BEDROOM 2

A second double bedroom, this time to the front of the property with a fitted wardrobe. Carpeted floor area and a window to the front.

BEDROOM 3

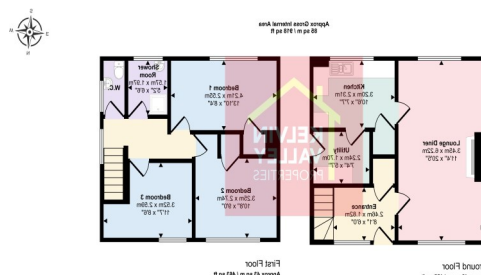
A third double bedroom with a storage cupboard and ample space for furniture. Windows to the front.

SHOWER ROOM

Fitted shower room with a shower in cabinet and a wash hand basin in vanity unit. Textured glass window to the rear. Tiled walls and flooring.

CLOAKS

A separate W.C with a wash hand basin and W.C. Textured glass window to the side.



GARDENS

To the front of the property there is a stoned chipped garden area and to the rear there is garden laid to lawn with two sheds, offering storage.

SALES INFORMATION

All floor coverings, light fittings & blinds included.

PROPERTY SUMMARY

A spacious three bedroom end-terraced house, situated near Croy Train Station. This property would be ideal for a first time buyer or landlord/investor, with the opportunity to add value. Early viewing is advised to avoid disappointment.

AREA DETAILS

Croy is a small & quiet village situated approx. one mile from Kilsyth. The village boasts a very useful railway station which provides a regular link with Glasgow, Edinburgh and Stirling on to North & South. There are some local amenities in Croy and nearby Kilsyth offers many more including shops, health & leisure, primary & secondary school and sports facilities as well as a number of historic tourist attractions. All major motorway networks are only a short drive away, as is Loch Lomond & the Trossachs.

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/2624**



Post Code for Sat Nav

G65 9JH