



4B STATION ROAD, KILSYTH

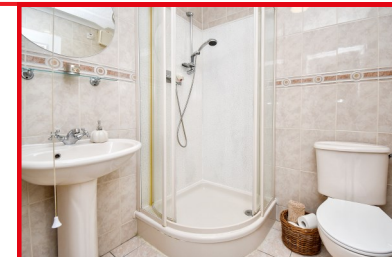
O / o £69,995

A well presented **one bedroom ground floor flat** on Station Road in Kilsyth, situated a stones throw away from the centre of Kilsyth and the Burngreen. Presented to the market by award winning local agent Kelvin Valley Properties, this home boasts a spacious lounge/dining area, a fitted kitchen, a double bedroom and a fitted shower room. Externally there is a shared residents garden to the rear. The full property details and home report can be accessed on the Kelvin Valley website.



- Ground floor flat
- Spacious double bedroom
- Shared residents garden area
- Double glazing
- Centrally located
- Well presented interior
- Gas central heating
- Energy efficiency rating D

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 into the close to the front entrance of 4b which is on the left hand side.

LOUNGE / DINING

Spacious lounge/dining area with ample space for a table and chairs and living room furniture. Electric fireplace and a new carpeted floor area. Windows to the rear.

KITCHEN

Fitted kitchen with base and wall mounted storage units and extensive work surfaces. Integral sink and extractor fan. All kitchen appliances are included in the sale.

BEDROOM

Double bedroom with full height and width fitted wardrobes and new carpeted floor area. Windows to the front. Ample space for furniture.

SHOWER ROOM

Fitted shower room with a shower in cabinet, wash hand basin and W.C. Tiled walls and flooring

GARDENS

There is a shared residents garden to the rear.

SALES INFORMATION

All floor coverings, light fittings & blinds and curtains included.

PROPERTY SUMMARY

A well presented one bedroom ground floor flat on Station Road in Kilsyth, situated a stones throw away from the town centre and the Burngreen. 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/2640**



Post Code for Sat Nav

G65 0AB