



9 MELROSE GARDENS, TWECHAR

O/o £69,995

Situated in the quiet village of Twechar is this **two bedroom lower cottage flat** on Melrose Gardens. Presented to the market by award winning local agent Kelvin Valley Properties, this property benefits from it's spacious rooms and would make an ideal home for a first time buyer or someone looking to downsize. Internally there is a lounge, fitted kitchen, two double bedrooms and a fitted bathroom. Externally to the front there is a private area of garden with fantastic countryside views. The full property details and home report can be accessed on the Kelvin Valley website.



- Lower cottage flat
- Two double bedrooms
- Private rear garden area
- Gas central heating & Double glazing

- Situated in a quiet village location
- Spacious rooms
- Fantastic countryside views
- 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 down the pathway to front entrance of number 9.

LOUNGE

Spacious lounge with windows to the side and rear, allowing plenty of light into this room. Ample space for furniture. Corner cupboard, offering additional storage.

KITCHEN/DINING

Fitted kitchen with base and wall mounted storage units and extensive work surfaces. Integral sink, oven and hob. Dining area adjacent to this with space for a table and chairs. This room also benefits from a storage cupboard.

BEDROOM 1

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

BEDROOM 2

Another double bedroom to the rear with fitted storage and a laminate floor area. Window to the rear.

BATHROOM

Fitted bathroom with a shower over the bath wash hand basin and a W.C. Vinyl flooring. Textured glass window to the side.

GARDENS

There is a low maintenance garden which offers fantastic countryside views.

SALES INFORMATION

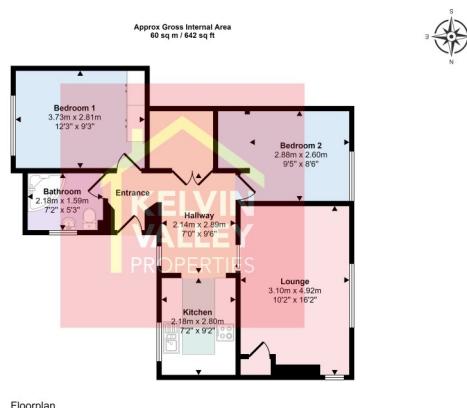
All floor coverings, light fittings & blinds included.

PROPERTY SUMMARY

A spacious two bedroom lower cottage flat on Melrose Gardens in Twechar. The property benefits from being situated in a quite village location with stunning countryside views. This would be an ideal opportunity for a first time buyer or someone looking to downsize.

AREA DETAILS

Twechar is a small village situated near Kilsyth in central Scotland. There are a number of local amenities and the village is near to motorway and railway links. The village is within a few minutes drive of the larger towns of Kilsyth, Kirkintilloch and Cumbernauld, which offer many more amenities.



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/2648**



Post Code for Sat Nav

G65 9RG