



28 DONALDSON AVENUE, KILSYTH

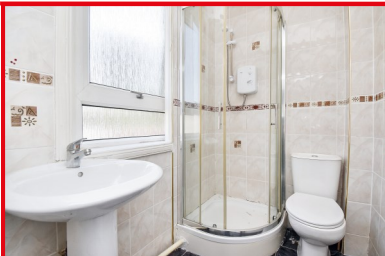
O / o £64,995

First time buyers and landlords won't want to miss this **one bedroom upper flat** on Donaldson Avenue in Kilsyth. Presented to the market by award winning local agent Kelvin Valley Properties, the property boasts a spacious interior and offers an opportunity to add value. Internally there is a lounge, fitted kitchen, a double bedroom and a fitted shower room. Externally there is a private garden area to the rear with a shed. The full property details and home report can be accessed on the Kelvin Valley website.



- One bedroom upper floor flat
- Established residential area
- Spacious interior
- Gas central heating & Double glazing
- Private rear garden
- Fitted kitchen and bathroom
- Opportunity to add value
- 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 the side of the property. Number 28 is the second entrance on the right hand side.

LOUNGE / DINING

Spacious lounge to the front of the property, offering ample space for living room furniture and a table and chairs.

KITCHEN

Fitted kitchen with base and wall mounted storage units and extensive work surfaces. There is an integral sink and a cooker included in the sale. Vinyl flooring. Windows to the front and side. Plenty of space for appliances.

BEDROOM

Spacious double bedroom with ample space for bedroom furniture and a fitted storage cupboard. Access to the loft via this room.

SHOWER ROOM

Fitted shower room with a shower in cabinet, heated towel radiator, wash hand basin and a W.C. Tiled walls and flooring. Textured glass window to the side.

GARDENS

There is a private garden area to the rear with a shed.

SALES INFORMATION

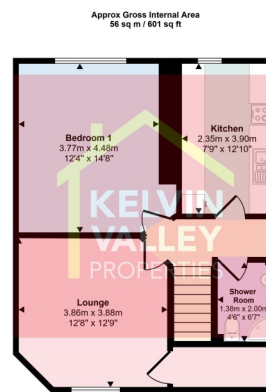
All floor coverings, light fittings & blinds included.

PROPERTY SUMMARY

A spacious one bedroom upper floor flat with a private garden area on Donaldson Avenue in Kilsyth. The property offers buyers an opportunity to add value. 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.



Floorplan

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/2655**



Post Code for Sat Nav

G65 0DH