



140 RENNIE ROAD, KILSYTH

O / o £124,995

Situated near the top of Rennie Road in Kilsyth, this **three bedroom terraced house** boasts some of the best views in the area over the beautiful Kelvin Valley. Presented to the market by award winning local agent Kelvin Valley Properties, the property boasts a contemporary and spacious interior. Internally there is an open plan lounge/dining area, a fitted kitchen, a downstairs shower room, three double bedrooms and an upstairs bathroom. Externally there are private gardens to both front and rear. The rear garden boasts a decking area and a section of lawn. The full property details and home report can be accessed on the Kelvin Valley website.



- Three bedroom terraced house
- Contemporary interior
- Private gardens with decking
- Gas central heating & Double glazing
- Attractive fitted kitchen and bathroom
- Open plan lounge/dining area
- Stunning views 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 road side, you access the property by way of a small set of steps which lead to the path at the front.

LOUNGE/DINING AREA

This fantastic open plan space boasts plenty of space for a table and chairs and living room furniture. There are two South-facing windows to the rear, offering excellent views across the Kelvin Valley and the rear garden. Real wood flooring.

KITCHEN

Fitted kitchen with base and wall mounted storage units and extensive work surfaces. Integral sink, oven, hob and extractor hood. Ample space for appliances. Door providing access to a raised decking area. Real wood flooring.

BEDROOM 1

Spacious double bedroom with windows to the rear. Two storage cupboards. Ample space for bedroom furniture. Carpeted floor area.

BEDROOM 2

Another double bedroom with a window to the rear. Ample space for bedroom furniture. Carpeted floor area.

BEDROOM 3

A third double bedroom with windows to the rear. Ample space for bedroom furniture. Carpeted floor area.

UPSTAIRS BATHROOM

Fitted bathroom with a shower over the bath, heated towel radiator, wash hand basin and W.C. Tiled walls and flooring. Textured glass window to the front.

DOWNSTAIRS SHOWER ROOM

Contemporary shower room comprising of a shower in cabinet, wash hand basin in vanity unit and a W.C.

GARDENS

There are private gardens to both the front and rear. The rear garden offers a decking area and a section of lawn. This is great space to take in the spectacular views.

SALES INFORMATION

All floor coverings, light fittings & blinds included.

PROPERTY SUMMARY

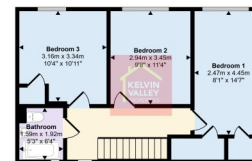
A contemporary three bedroom terraced house, near the top of Rennie Road in Kilsyth. The property offers spectacular views from the rear garden and benefits from its spacious interior throughout. Early viewing is advised.

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.



Ground Floor
Approx. 47 sq m / 511 sq ft



First Floor
Approx. 48 sq m / 519 sq ft

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/2661**



Post Code for Sat Nav

G65 9PR