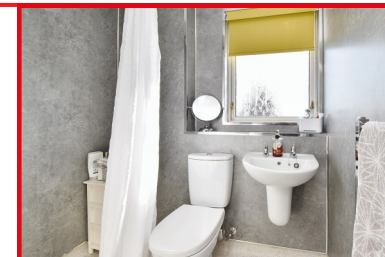
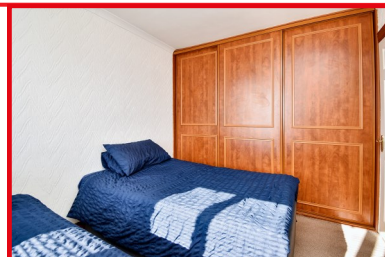


Situated in the central location of Shuttle Street in kilsyth, is this spacious **two bedroom end-terraced house**. Presented to the market by award winning local agent Kelvin Valley Properties, the property presents a buyer with the opportunity add to value and put their own stamp on this home. Internally there is a lounge, a kitchen/dining area, two double bedrooms and a fitted shower room. Externally there are private garden areas to the front and rear of the property. Early viewing is advised to avoid disappointment. The full property details and home report can be accessed on the Kelvin Valley website.



- End-terraced house
- Spacious interior
- Opportunity to add value
- Gas central heating & Double glazing
- Centrally located
- Two double bedrooms
- Private front and rear gardens
- Energy efficiency rating C





## ENTRANCE

From the roadside, proceed to the front entrance of number 8.

## LOUNGE

Spacious lounge to the front of the property with an electric fireplace and attractive surround, acting as the focal point of the room. Real wood flooring. Ample space for furniture.

## KITCHEN/ DINING

Fitted kitchen with base and wall mounted storage units and extensive work surfaces. Integral sink oven, hob and hood. Tiled flooring. Windows overlooking the rear garden and door providing access. Ample space for a table and chairs.

## BEDROOM 1

Principle double bedroom with fitted mirrored wardrobes, a large storage cupboard and carpeted floor area. Windows to the front. Ample space for furniture.

## BEDROOM 2

Another double bedroom with fitted wardrobes and ample space for furniture. Carpeted floor area. Windows to the rear.

## SHOWER ROOM

Fitted wet floor shower room with an electric shower, a wash hand basin and W.C. Wet panelling and vinyl flooring. Textured glass window

## GARDENS

Private garden areas to the front and rear of the property.

## SALES INFORMATION

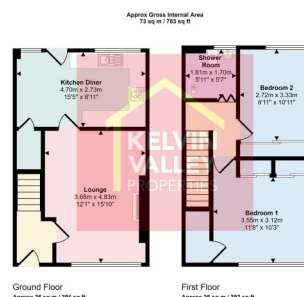
All floor coverings, light fittings & blinds included.

## PROPERTY SUMMARY

A spacious and centrally two bedroom end-terraced house. This home provides an opportunity for a buyer to put their own stamp on a property and 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.



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](http://www.tpos.co.uk)

## Viewings

By appointment only through Kelvin Valley Properties

Office Contact: **John or Paul**

**[sales@kvps.co.uk](mailto:sales@kvps.co.uk) / 0800 133 7775**

Reference Number: **K/2650**



**Post Code for Sat Nav**

**G65 OBL**