



42 KINGSTON FLATS, KILSYTH

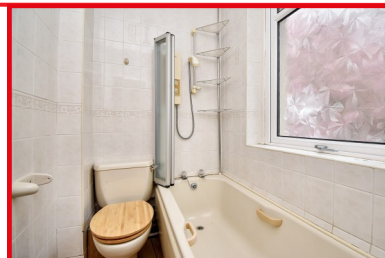
O / o £69,995

This **two bedroom upper cottage flat** is situated in the central location of Kingston Flats in Kilsyth. Presented to the market by award winning local agent Kelvin Valley Properties, this property would be ideal for a landlord/investor or buyer looking for a renovation project. Internally there is a lounge, fitted kitchen, two double bedrooms and a fitted bathroom. Externally there are shared garden areas to the front and rear. The full details & home report can be accessed on the Kelvin Valley website.



- Upper cottage flat
- Two double bedrooms
- Shared garden areas
- Gas central heating & Double glazing
- Centrally located
- Sought-after area
- Opportunity to add value
- 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, proceed along the pathway at the left hand side of the property. Number 42 is the last door on the left.

LOUNGE / DINING

The spacious lounge boasts a large window to the front and a carpeted floor area. Ample space for both living room furniture and a table and chairs.

KITCHEN

Fitted kitchen with base and wall mounted storage units and extensive work surfaces. Integral sink, oven, hood and hob. Windows to the front and side.

BEDROOM 1

Large double bedroom with a window to the rear. Ample space for furniture. Useful storage cupboard in this room.

BEDROOM 2

Another double bedroom with fitted mirrored wardrobes and a carpeted floor area. Ample space for bedroom furniture.

BATH ROOM

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

GARDENS

Externally there are shared garden areas to the front and rear.

SALES INFORMATION

All floor coverings, light fittings & blinds included.

PROPERTY SUMMARY

A spacious two bedroom upper cottage flat situated in the central location of Kingston Flat in Kilsyth. The property offers an opportunity for a landlord/investor or a buyer looking for a renovation project. 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.



First Floor



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/2654**



Post Code for Sat Nav

G65 9DJ