



## 2 LENNOX COURT, KILSYTH

O / o £139,995

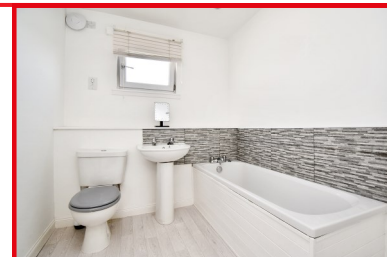
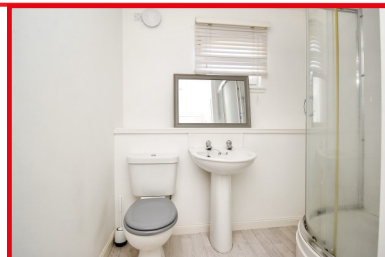
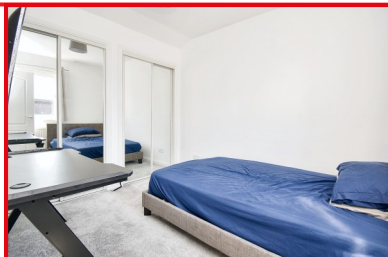
Situated in the centre of Kilsyth, buyers won't want to miss out on the rare opportunity to acquire this spacious **two bedroom mews** house in Lennox Court. There are only four of these properties in the town, and they very rarely come up for sale. Constructed in 2006, this contemporary property is presented to the market by award-winning local agent Kelvin Valley Properties. Internally the property boasts a large lounge, fitted kitchen, two double bedrooms (one en-suite), a main bathroom and a downstairs cloaks.

The full property details and home report can be accessed on the Kelvin Valley website.



- Seldom available mews house
- Unique property
- Resident's car park
- Gas central heating & Double glazing
- Superb central location
- Large rooms throughout
- Contemporary interior
- Energy efficiency rating D

Local Office: 23 Main Street, Kilsyth, Near Glasgow, G65 0AH  
Tel : 0800 133 7775 Email: [sales@kvps.co.uk](mailto:sales@kvps.co.uk) Website: [www.kvps.co.uk](http://www.kvps.co.uk)



## ENTRANCE

From the residents' car park, you will see number 2 on your left hand side.

## LOUNGE / DINING

Spacious lounge with windows to both front and rear allowing plenty of light into the room. Laminate flooring. Plenty of space for furniture. A large and bright space in which to relax or entertain. Neutral décor accompanied with a media wall.

## KITCHEN

Attractive fitted kitchen with plenty of base and wall-mounted storage units. Extensive work surface with integral sink. Windows to the rear. Laminate flooring.

## BEDROOM 1

Bright principle bedroom, with windows to the rear. Carpeted floor area. Double mirrored wardrobe. En-suite shower room with shower in cabinet, wash hand basin and W.C.

## BEDROOM 2

Another double bedroom, this time with two sets of mirrored wardrobes and a carpeted floor area. Window to the rear.

## BATHROOM

Fitted bathroom, accessed from the upper hallway. Boasts a 3-piece bathroom suite comprising of a bath, wash hand basin and W.C. Splashback tiling to bath. Textured glass window to the front allows natural light in.

## CLOAKS

On the lower level, with W.C. and wash hand basin.

## PARKING

Private residents' parking in the courtyard to the rear of the flats.

## SALES INFORMATION

All floor coverings, light fittings & blinds included.

## PROPERTY SUMMARY

A unique and spacious mews house, in a small development of only a handful of properties, constructed in 2006. There are only four of these properties in the town and they very rarely come up for sale. Plenty of parking outside (to both front and rear). 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/2665**



**Post Code for Sat Nav**

**G65 0NT**