



31 CASTLEHILL VIEW, KILSYTH

O / o £104,995

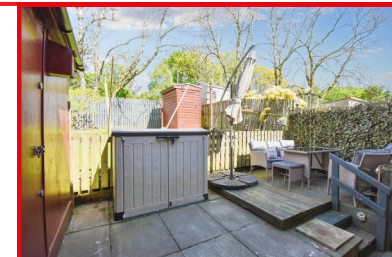
This **three bedroom lower cottage flat** on Castlehill view in Kilsyth offers a buyer an opportunity to purchase a spacious home and affordable home in walk-in condition. Presented to the market by award winning local agent Kelvin Valley Properties, the property boasts a contemporary interior and benefits from having a driveway, as well as private garden areas to the front and the rear. Internally there is a lounge, fitted kitchen, three double bedrooms and a fitted shower room. The full details & home report can be accessed on the Kelvin Valley website. Early viewing is advised to avoid disappointment.



- Lower Cottage Flat
- Three double bedrooms
- Monoblock driveway
- Gas central heating & Double glazing

- Popular residential area
- Private garden areas to front and the rear
- Excellent walk-in condition
- 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 up the stairs and along the pathway to the front entrance of number 31.

LOUNGE / DINING

Spacious lounge boasting a feature fire place with an attractive surround. Window to the front allowing plenty of light into this room. Ample space for furniture. Laminate flooring.

KITCHEN

Attractive fitted kitchen with base and wall mounted storage units and work surfaces. Integral sink and ample space for appliances. Window providing access to the rear garden. Laminate flooring.

BEDROOM 1

Large double bedroom with plenty of space for bedroom furniture. Laminate flooring. Window overlooking the front of the property.

BEDROOM 2

A second bedroom with a fitted storage cupboard and a carpeted floor area. Ample space for bedroom furniture. Window to the front.

BEDROOM 3

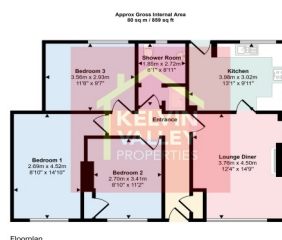
A third double bedroom with ample space for bedroom furniture and a carpeted floor area. Window to the rear.

SHOWER ROOM

Fitted shower room with a walk-in shower, heated towel radiator, wash hand basin in vanity units and a W.C. Tiled flooring. Textured glass window to the rear.

GARDENS

The property offers a private driveway and garden to the front. To the rear there is a stone paved area of garden accompanied by a wooden decking area. The shed in this area also offers great additional storage. Behind this area is a shared drying area.



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/2668**

SALES INFORMATION

All floor coverings, light fittings & blinds included.

PROPERTY SUMMARY

A contemporary home in excellent walk-in condition in a popular residential area. The property offers private gardens areas to the front and the rear as well as a driveway. Early viewing is advised to avoid

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.



Post Code for Sat Nav

G65 9PA