



19 BLENHEIM COURT, KILSYTH

O / o £139,995

Seldom available **two bedroom first floor flat** in the sought after Blenheim Court cul-de-sac in Kilsyth. Presented to the market by award winning local agent Kelvin Valley Properties, the property benefits from being in a quiet and desirable area. Internally there is a large lounge, modern fitted kitchen, two double bedrooms, and fitted shower room. Externally there is a private parking bay and residents' gardens which are well maintained.

Early viewing is advised to avoid disappointment. The full details & home report can be accessed on the Kelvin Valley website.



- Seldom available property
- Highly sought after cul-de-sac
- Private parking bay
- Gas central heating & Double glazing
- Close to the centre of the town
- Well-maintained residents' gardens
- Well presented interior
- 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 residents carpark , proceed to into the close to the front entrance of number 19.

LOUNGE / DINING

Spacious lounge to the front of the property with neutral décor and a carpeted floor area. Ample space for both dining and living room furniture.

KITCHEN

Contemporary fitted kitchen with base and wall mounted storage units and work surfaces. Integral sink, oven and hob. Washer/Dryer included in the sale. Laminate flooring. Windows to the rear.

BEDROOM 1

Principle double bedroom with a fitted mirrored wardrobe and a carpeted floor area. Windows to the rear. Ample space for bedroom furniture.

BEDROOM 2

Another double bedroom with a fitted mirrored wardrobe and a carpeted floor area.

SHOWER ROOM

Contemporary shower room with a shower enclosure, wash hand basin and W.C. Tiled walls and vinyl flooring. Textured glass window to the front.

GARDENS

There is a private parking bay and residents' gardens which are well maintained. There is also a dedicated drying area with sole use rotating dryer.

SALES INFORMATION

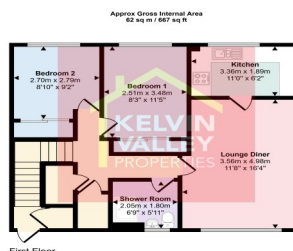
All floor coverings, light fittings & blinds included. Stair lift included. There is also a remote door locking system on entrance door.

PROPERTY SUMMARY

A spacious and seldom available two bedroom flat in this popular location close to the centre of the Town. Boasts a private parking bay and a well presented interior. Early viewing is advised to avoid disappointment. We expect this one to be popular with buyers!

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

Viewings

By appointment only through Kelvin Valley Properties

Office Contact: **John or Paul**

sales@kvps.co.uk / 0800 133 7775

Reference Number: **K/2669**



Post Code for Sat Nav

G65 0JN