



## 10 LENNOX COURT, KILSYTH

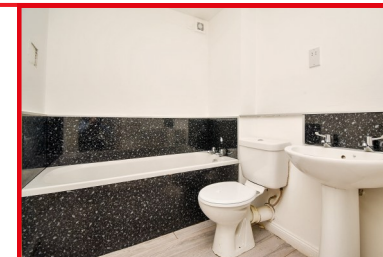
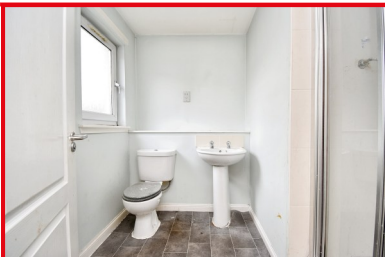
O / o £99,995

The flats at Lennox Court continue to be popular due to their fantastic central location in Kilsyth. Presented to the market by award winning local agent Kelvin Valley Properties, this home offers the buyer an opportunity to modernise and add value to a **two bedroom ground floor flat**. Internally there is a spacious lounge, a fitted kitchen, two double bedrooms (one en-suite) and a fitted bathroom. Externally there is private residents' parking. The full details & home report can be accessed on the Kelvin Valley website.



- Ground floor flat
- Two double bedrooms
- Residents parking
- Gas central heating & Double glazing
- Superb central location
- Popular area
- Fitted kitchen and bathroom
- Energy efficiency rating C

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, proceed in the close to the front entrance of number 10, which is on the left hand side.

## LOUNGE / DINING

Lounge to the rear of the property with plenty of space for living room furniture and a table and chairs. Laminate flooring.

## KITCHEN

Fitted kitchen with base and wall mounted storage units and extensive work surfaces. Integral sink and extractor hood. The fridge/freezer is included in the sale.

## BEDROOM 1

Principle double bedroom with a fitted mirrored wardrobe and a carpeted floor area. Windows to the front. Ample space for bedroom furniture. En-suite just off this room with a shower in cabinet, wash hand basin and W.C.

## BEDROOM 2

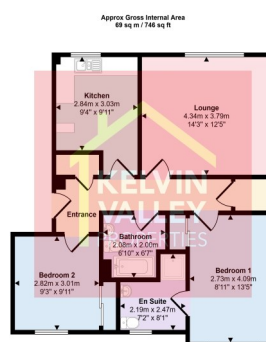
A second bedroom, again with a window to the front and a fitted mirrored wardrobe.

## BATHROOM

Fitted bathroom with a bath, wash hand basin and W.C. Wet wall panelling around the bath and sink.

## PARKING

Residents' private parking in the inner courtyard of the development.



Floorplan



## SALES INFORMATION

All floor coverings, light fittings & blinds included.

## PROPERTY SUMMARY

A two bedroom ground floor flat in a fantastic central location in Kilsyth. The property offers an opportunity to modernise and put your own stamp on a property. 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/2663**



**Post Code for Sat Nav**

**G65 0NT**