



39 LOW CRAIGENDS, KILSYTH

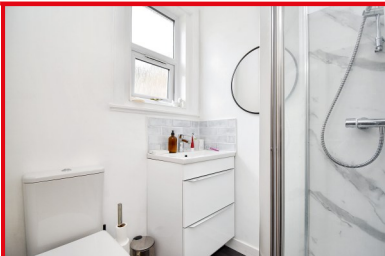
O / o £89,995

Situated on popular Low Craigends in Kilsyth is this **one bedroom period property**. Award winning local agent Kelvin Valley Properties are delighted to present to the market, this well presented home with a modern interior. Internally there is a lounge, an attractive fitted kitchen, one double bedroom, two large walk-in storage cupboards and a contemporary fitted shower room. Externally there is a large rear garden and benefits from having a shed, providing great outdoor storage. The full property details and home report can be accessed on the Kelvin Valley website.



- Period property
- Contemporary interior
- Contemporary kitchen and shower room
- Gas central heating & double glazing
- Centrally located
- Popular area
- Large rear garden
- 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 to the front entrance of number 39.

LOUNGE

Contemporary lounge with modern décor and a wallpapered feature wall. Windows to the front. Ample space for living room furniture and a table and chairs. Laminate flooring.

KITCHEN

An attractive fitted kitchen with base and wall mounted storage units and extensive work surfaces. Integral sink, oven and hob. Space for a washing machine in this room. Window overlooking the rear garden and vinyl flooring.

BEDROOM

Spacious double bedroom with light neutral décor and a carpeted floor area. Ample space for bedroom furniture. Large storage cupboard accessed from this room, which could be used as a dressing room or office.

HALLWAY STORAGE ROOM

Accessed from the upstairs landing is this large walk-in storage cupboard with a carpeted floor area and a window overlooking the rear garden.

SHOWER ROOM

Contemporary shower room with a shower in cabinet, wash hand basin in vanity unit and W.C. Textured glass window to the rear.

GARDENS

Private garden areas to the rear of the property.

SALES INFORMATION

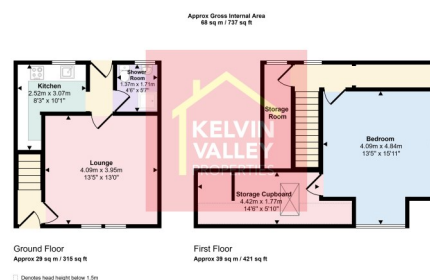
All floor coverings, light fittings & blinds included.

PROPERTY SUMMARY

A one bedroom period property situated on popular Low Craigends in Kilsyth. The property benefits from having modern décor and private garden areas to the rear of the 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

Viewings

By appointment only through Kelvin Valley Properties

Office Contact: **John or Paul**

sales@kvps.co.uk / 0800 133 7775

Reference Number: **K/2671**



Post Code for Sat Nav

G65 0NZ