



38 BELMONT STREET, KILSYTH

O / o £72,995

The flats on Belmont Street in Kilsyth offer superb panoramic views over the town. Presented to the market by award winning local agent Kelvin Valley Properties, this **two bedroom lower cottage flat** benefits from it's spacious interior and presents an opportunity for first buyers or a landlord/investor. Internally there is a lounge, fitted kitchen, two double bedrooms and a fitted bathroom.

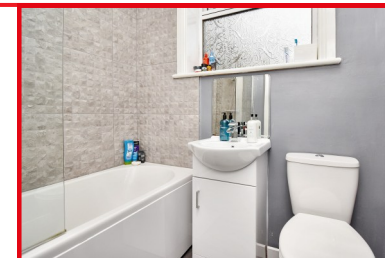
Externally there is a private front garden and access to a shared drying green to the rear as well as a shed.

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



- Lower cottage flat
- Spacious interior
- Private front garden & shared drying green
- Gas central heating & Double glazing
- Superb views to the front
- Ideal for a landlord or first time buyer
- Two double bedrooms
- 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, you access a set of stairs at the front which in turn lead into the private front garden. Follow the pathway and a few steps to the front door.

LOUNGE

Spacious lounge to the front with ample space for living room furniture. Electric fire place in this room with surround. Carpeted floor area.

KITCHEN

Fitted kitchen with base and wall mounted storage units and extensive work surface. Integral sink and the oven/hob is also integrated. Breakfast bar area. Vinyl flooring. Window to the rear.

BEDROOM 1

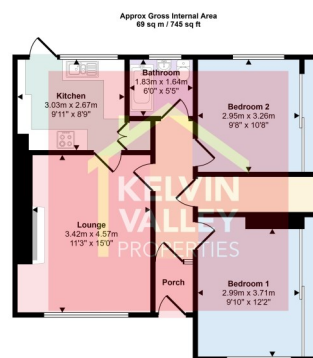
Well-proportioned double bedroom with fitted wardrobes and a carpeted floor area. Window to the front offering excellent views. Ample space for bedroom furniture.

BEDROOM 2

Further double bedroom, this time to the rear of the property. Again it has fitted wardrobes offering excellent storage, and plenty of space for bedroom furniture. Window to the rear overlooking the shared drying green.

BATHROOM

Contemporary bathroom with a shower over the bath, wash hand basin and W.C. Textured glass window to the rear. Tiled flooring and part tiled walls.



Floorplan

GARDENS

There is a private front garden and access to a shared drying green to the rear as well as a shed.

SALES INFORMATION

All floor coverings, light fittings & blinds included.

PROPERTY SUMMARY

A spacious lower two bedroom lower cottage flat on Belmont Street in Kilsyth. This property offers superb panoramic views of the town from its elevated position. 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/2646**



Post Code for Sat Nav

G65 9UP