



1 WILLIAM WILSON COURT, KILSYTH O/o £129,000

Situated in popular William Wilson Court in Kilsyth, is this seldom available **two bedroom ground floor flat** in a fantastic position at the start of the cul-de-sac. Presented to the market by award winning local agent Kelvin Valley Properties, this spacious flat is ideal for someone downsizing or a first time buyer. Internally there is a large lounge, a fitted kitchen, two double bedrooms (one en-suite) and a fitted main bathroom. Externally there are shared residents gardens and a designated parking bay for the property. Early viewing is advised to avoid disappointment. The full property details and home report can be accessed on the Kelvin Valley website.



- Spacious ground floor flat in a great position
- Two double bedrooms (one is en-suite)
- Security entrance
- Gas central heating & double glazing
- Superb central location
- Large lounge and fitted kitchen
- Private parking bay
- 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 car park at the side of the first block, you access the flats via the security entrance at the front.

LOUNGE / DINING

Spacious lounge with carpeted floor area and ample space for furniture. Parisian balcony with French doors to the front of the property. Plenty of space for both living and dining furniture in here.

KITCHEN

Fitted kitchen with base and wall mounted storage units. Fitted sink, integrated oven/grill, hob and hood. There is also an integrated washing machine. Fridge/freezer included. Window to the side of the property.

BEDROOM 1

Principle double bedroom with plenty of fitted storage and neutral décor. Window to the side allowing natural light in. En-suite accessed from this room with wash hand basin, W.C and shower within enclosure.

BEDROOM 2

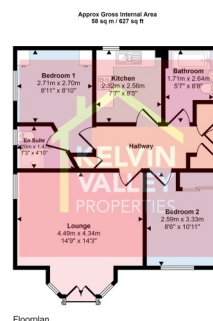
Another double bedroom, which could also be used as a dining room or home office if desired. Carpeted floor area. Window to the rear. Ample space for bedroom, dining, or office furniture.

BATHROOM

Fitted bathroom with bath, wash hand basin and W.C. Electric shower above the bath. Tiled walls.

GARDENS/PARKING

Externally there are shared residents gardens and a designated parking bay for the property.



SALES INFORMATION

All floor coverings, light fittings & blinds included.

PROPERTY SUMMARY

A spacious and seldom available two bedroom ground floor flat in this popular location, close to the centre of the town. This one is in a fantastic position within the development and is ideal for someone downsizing or a first time buyer. Early viewing of this seldom available ground floor property is advised to avoid disappointment.

AREA DETAILS

Kilsyth offers a number of amenities including shops, health & leisure, primary & secondary school 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/2676**



Post Code for Sat Nav

G65 9DP