



18 LIVINGSTONE PARK, KILSYTH

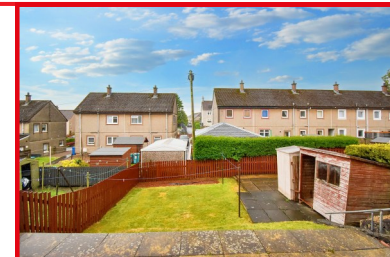
O / o £109,995

Buyers in the market for an affordable family home should look no further than this **two bedroom terraced house** in popular Livingstone Park, Kilsyth. Presented to the market by award winning local agent Kelvin Valley Properties, the property boasts a large lounge, a fitted kitchen, two double bedrooms and a wet floor shower room. Externally, there is a monoblock driveway and a large south-facing rear garden with a patio area as well as a section of lawn. The full property details and home report can be accessed on the Kelvin Valley website.



- Semi-detached home
- South-facing rear garden
- Spacious interior
- Gas central heating & double glazing
- Popular area
- Large monoblock driveway
- Opportunity to add value
- 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 roadside, proceed down the steps to the front entrance of number 18.

LOUNGE / DINING

There is a large lounge/dining area with windows to the front and the rear. Ample space for furniture. Electric fireplace with an attractive surround.

KITCHEN

Fitted kitchen with base and wall mounted storage units and extensive work surfaces. Integral sink, oven, hood and hob. Useful storage cupboard in this room. Vinyl flooring. Door providing access to the side of the property.

BEDROOM 1

Spacious double bedroom with a storage cupboard and windows to the front. Ample space for bedroom furniture.

BEDROOM 2

Another double bedroom with a fitted wardrobe and a storage cupboard. Windows overlooking the rear garden.

SHOWER ROOM

Wet floor shower room with a shower, wash hand basin and W.C. Wet wall panelling and vinyl flooring. Textured glass window to the side.

GARDENS/DRIVEWAY

Externally, there is a monoblock driveway and a large South-facing rear garden with a patio area as well as a section of a lawn.

SALES INFORMATION

All floor coverings, light fittings & blinds included.

PROPERTY SUMMARY

A spacious two bedroom semi-detached home on popular Livingstone Park in Kilsyth. The property benefits from a large monoblock driveway and a South-facing rear garden. 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/2678**



Post Code for Sat Nav

G65 9NX