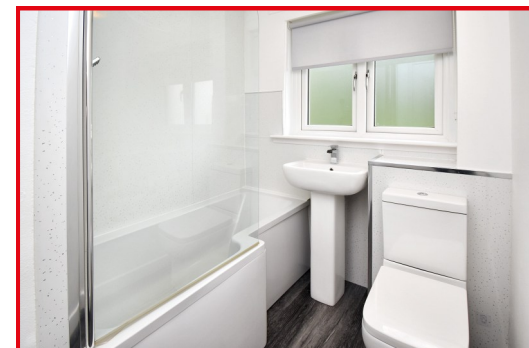




21 WARREN WALK, LENNOXTOWN

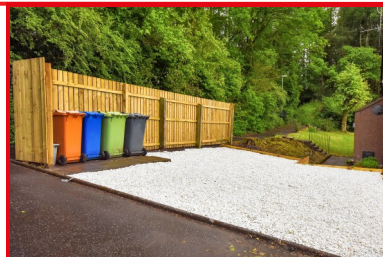
O/O £109,000

Situated in the quiet Warren Walk cul-de-sac in the popular village of Lennoxton, is this **fully refurbished one bedroom terraced** house on a corner plot. Ideal for either a first time buyer or someone downsizing, it boasts a beautiful modern interior and private garden areas. Presented to the market by award-winning local agent Kelvin Valley Properties, the property boasts a spacious lounge, newly fitted kitchen, a brand new bathroom, and a double bedroom with fitted storage. Externally are private sections of garden to both front and rear, with potential to create parking. The full property details can be accessed from the Kelvin Valley website.



- Fully refurbished 1 bedroom house
- Superb end of terrace position
- Large corner plot with private gardens
- Ideal for a 1st time buyer or downsizing
- Attractive neutral décor
- Newly fitted kitchen & bathroom
- Recently fitted windows and doors
- 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, the pathway to the side of the building takes you to the front door. Number 21 faces away from the street with a lovely outlook onto the private garden.

Lounge

Spacious lounge with window overlooking the private garden. Newly carpeted floor area and freshly painted walls. Plenty of space for furniture.

Kitchen

Brand new fitted kitchen with base and wall mounted gloss storage units and work surface. Integral oven, hob, hood and sink. The fridge/freezer is included in the sale. Space for washing machine. Window to the front.

Bedroom

Double bedroom to the front overlooking the private front garden area. Newly carpeted floor area. Fitted storage cupboard. Neutral décor. Plenty of space for furniture.

Bathroom

Newly fitted bathroom with suite comprising of a bath, wash hand basin and W.C. Shower and screen fitted above the bath. Contemporary wet wall panelling.

Sales Information

All floor coverings, light fittings & blinds included.



Gardens & Parking

The property benefits from being on a corner plot with a large private front garden as well as a stone-chipped area to the rear, designated as a drying area / parking.

Property Summary

A fully refurbished one bedroom terraced house with private gardens and a beautifully presented interior. Would be ideal for a first time buyer or someone looking to downsize to a property in walk-in condition and retain a garden. Early viewing is advised to avoid disappointment.

Area Details

Lennoxtown offers a number of local amenities including shops, a petrol station, primary schools and sports facilities. Nearby Kirkintilloch offers many more larger facilities and supermarkets. The village is ideally situated for commuting to Glasgow, as well as visiting Loch Lomond and the Trossachs.

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 a sonic tape measure 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 are a longstanding 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**

Reference Number: **K/2679**



Post Code for Sat Nav

G66 7EU