



## 26 DEACONS ROAD, KILSYTH

O / o £124,995

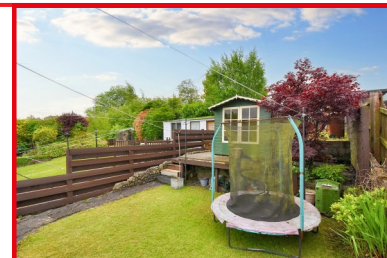
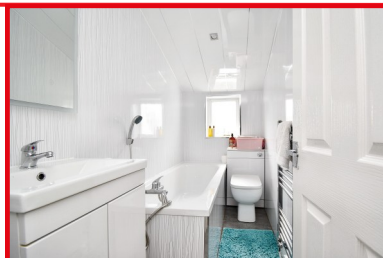
This spacious and well presented **two bedroom semi-detached home** on Deacons Road in Kilsyth, offers an excellent opportunity for a first time buyer or someone looking to downsize. Presented to the market by award winning local agent Kelvin Valley Properties, the property benefits from having a rear garden with a high and low level areas. This outdoor space is easy to maintain due to having stone and artificial turf areas. Internally, there is a lounge/dining area, a family room/second bedroom, a large double bedroom and a fitted shower room. The full property details and home report can be accessed on the Kelvin Valley website.



- Semi-detached home
- Well presented interior
- Seldom available
- Gas central heating & double glazing
- Close to the Town Centre
- Large rear garden
- Opportunity to modernise
- Energy efficiency rating E

Local Office: 23 Main Street, Kilsyth, Near Glasgow, G65 0AH  
Tel : 0800 133 7775 Email: [sales@kvps.co.uk](mailto:sales@kvps.co.uk) Website: [www.kvps.co.uk](http://www.kvps.co.uk)





## ENTRANCE

From the roadside, proceed to the front entrance of number 26.

## LOUNGE / DINING

Spacious lounge boasting an open fire with an attractive surround. Ample space for both living room furniture and a table and chairs. Laminate flooring. Window overlooking the rear patio area.

## KITCHEN

Fitted kitchen with base and wall mounted storage units, work surfaces and an integral sink. Tiled flooring. Window overlooking the rear garden. Door providing access to the rear.

## BEDROOM

Large double bedroom with fitted wardrobes and carpeted floor area. Double windows to the front. Ample space for bedroom furniture.

## FAMILY ROOM/BEDROOM 2

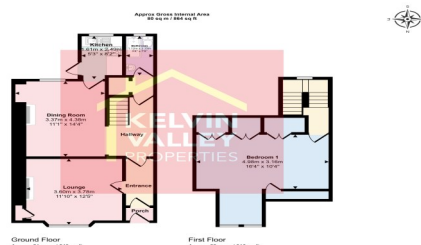
Currently used as a family room, this spacious room could be used as a second bedroom. Carpeted floor area. Double windows to the front.

## BATHROOM

Fitted bathroom with a bath and shower attachment, wash hand basin in vanity unit and a W.C. Wet wall panelling and vinyl flooring. Textured glass window to the rear.

## GARDENS

There is a private rear garden with a high and low level. This outdoor space is easy to maintain due to having stone and artificial turf areas.



## SALES INFORMATION

All floor coverings, light fittings & blinds included.

## PROPERTY SUMMARY

A well presented two bedroom semi-detached home on Deacons Road in Kilsyth. The property benefits from being located close to the centre of Kilsyth and from having a private 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](http://www.tpos.co.uk)

## Viewings

By appointment only through Kelvin Valley Properties

Office Contact: **John or Paul**

**[sales@kvps.co.uk](mailto:sales@kvps.co.uk) / 0800 133 7775**

Reference Number: **K/2659**



**Post Code for Sat Nav**

**G65 0BN**