



12 MARKET COURT, KILSYTH

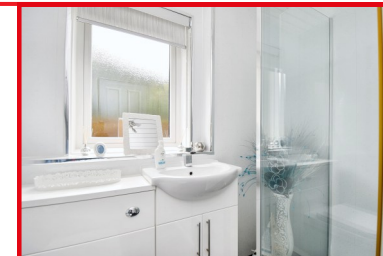
O / o £84,995

A seldom available and well presented **two bedroom ground floor flat** on Market Court in Kilsyth. Presented to the market by award winning local agent Kelvin Valley Properties, this home benefits from having it's own private main door entrance and from being closely situated to all local amenities. Internally there is a lounge, contemporary fitted kitchen, two double bedrooms and a shower room. Externally there is a residents drying green and a residents' car park close by. Early viewing is advised to avoid disappointment. The full details & home report can be accessed on the Kelvin Valley website.



- Superb central location
- Two double bedrooms
- Ground floor flat
- Gas central heating & double glazing
- Well presented interior
- Private main door entry
- Affordable price range
- 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 in Market Square, proceed along the path leading under the arch to the flats at Market Court. The door to number 12 on your right hand side. It has its own main door entrance.

RECEPTION

Entering through the front door leads to a small reception hallway which boasts a double cupboard for storage.

LOUNGE / DINING

Spacious lounge with a double window to the front. There is ample room for both living room furniture and a dining table and chairs. Carpeted floor area.

KITCHEN

Attractive fitted kitchen with base and wall mounted storage units and work surfaces. Integral sink, oven, hood and hob. The washing machine and fridge are included in the sale. Window to the rear.

BEDROOM 1

Principle bedroom with triple fitted wardrobes providing excellent storage. The floor area is carpeted and there is ample space for bedroom furniture. Window to the front.

BEDROOM 2

Double bedroom to the rear with a carpeted floor area. Ample space for bedroom furniture.

SHOWER ROOM

Fitted shower room with a walk-in shower, wash hand basin in vanity unit and W.C. Textured glass window to the rear. Wet wall panelling and tiled flooring.



Floorplan

GARDENS & PARKING

There is a residents drying green and a residents' car park close by to the U.P. Road side of the flats.

SALES INFORMATION

All floor coverings, light fittings & blinds included. Large furniture items can be included in the sale.

PROPERTY SUMMARY

A centrally positioned flat at an affordable price close to all local amenities. Benefits from being on the ground floor. 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/2680**



Post Code for Sat Nav

G65 0BJ