



25a MAIN STREET, KILSYTH

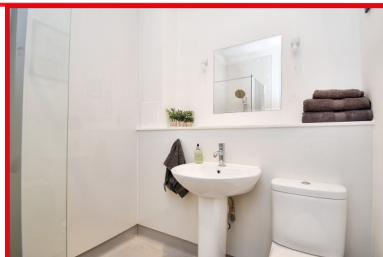
O / o £69,995

Situated in the heart of Kilsyth, this **one-bedroom upper floor flat** offers a contemporary, well-presented interior ideal for first-time buyers, professionals, or those looking to downsize. Presented to the market by award winning local agent Kelvin Valley Properties, the property features a spacious lounge/dining area, a modern fitted kitchen, a shower room, and a comfortable double bedroom. The full details & home report can be accessed on the Kelvin Valley website.



- Upper floor flat
- Contemporary interior
- Modern kitchen and shower room
- Gas central heating & double glazing
- Centrally located
- Ideal for downsizing or first time buyers
- Close to local amenities
- Energy efficiency rating D

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 Airdrie Road Public Car Park, proceed down the lane and enter the close via the door on the side of the building. The stairs then lead to the front entrance of 25a.

LOUNGE / DINING

A spacious and tastefully decorated lounge. Window to the front. Ample space for dining and living room furniture. Carpeted floor area.

KITCHEN

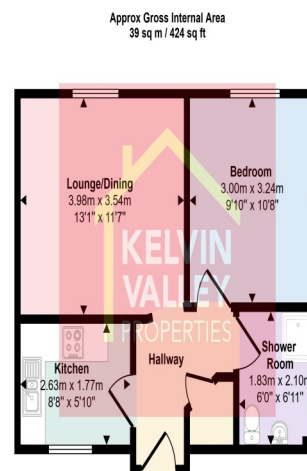
Modern fitted kitchen with base and wall mounted storage units and work surfaces. Integral sink, oven and hob. Window to the rear.

BEDROOM

Double bedroom with ample space for bedroom furniture. Carpeted floor area. Window to the front.

SHOWER ROOM

Contemporary shower room with a walk-in shower, protected by a glass screen, wash hand basin and W.C. Part wet wall panelled walls and vinyl flooring.



SALES INFORMATION

All floor coverings, light fittings & blinds included.

PROPERTY SUMMARY

A fantastic opportunity for first time buyers, professionals or those looking to downsize. The property is situated right in the heart of Kilsyth with local amenities within walking distance. Early viewing is advised.

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/2689**



Post Code for Sat Nav

G65 0AH