



20 MARKET COURT, KILSYTH

0/o £94,995

A seldom available and spacious **two bedroom top 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/dining area, attractive fitted kitchen, two double bedrooms and a bathroom. Externally there is a section of private garden with the flat as well as a private parking bay.

The full details & home report can be accessed on the Kelvin Valley website.



- Superb central location
- Two double bedrooms
- Top floor flat
- Gas central heating & double glazing
- Spacious interior
- Private main door entry
- Private parking bay
- 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

The property is accessed via a few steps leading to the front door. This flat has its own main door and is not accessed via a close.

LOUNGE / DINING

The spacious lounge boasts neutral décor and large double window looking out to the front. There is plenty of room for living room furniture and a table and chairs if required. Carpeted floor area. A superb area in which to relax or entertain.

KITCHEN

Attractive fitted kitchen with base and wall mounted storage units and worksurfaces. There is an integral sink, microwave/oven, hob, hood, washing machine and a dishwasher.

BEDROOM 1

Spacious double bedroom to the front of the property with laminate flooring and neutral décor. Benefits from having quad fitted wardrobes offering superb storage.

BEDROOM 2

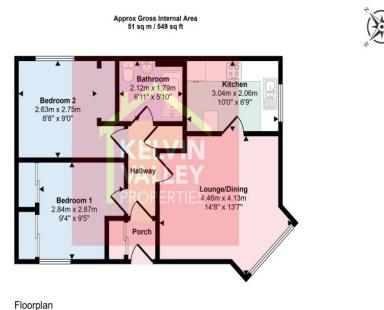
Spacious double bedroom with fitted wardrobes and neutral décor. Carpeted floor area and a window to the rear.

BATHROOM

Fitted bathroom comprising of a bath, wash hand basin and W.C. There is an electric shower fitted above the bath with a shower screen. Tiled walls and flooring.

GARDENS & PARKING

There is a section of private garden with the flat as well as a private parking bay.



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

SALES INFORMATION

All floor coverings, light fittings & blinds included.

PROPERTY SUMMARY

A fabulous opportunity to acquire a spacious flat in the centre of the town, ideal for a first time buyer or someone looking to downsize. The property benefits from having a private parking bay and its own front door. 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.

Viewings

By appointment only through Kelvin Valley Properties

Office Contact: **John or Paul**

sales@kvps.co.uk / 0800 133 7775

Reference Number: **K/2701**



Post Code for Sat Nav

G65 0BJ