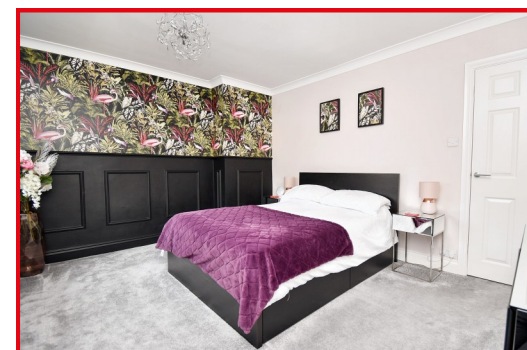
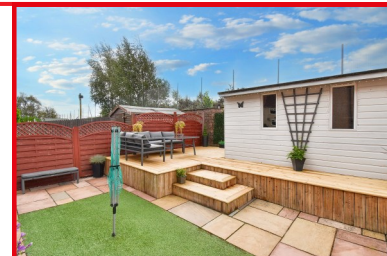
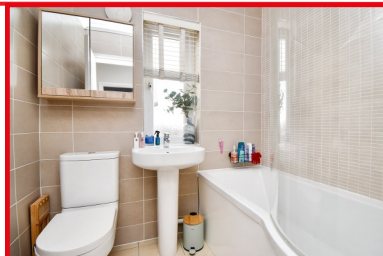
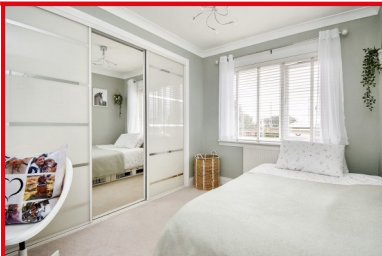


Situated on popular Balmalloch Road in Kilsyth is this spacious **two bedroom semi-detached house** with a private driveway and gardens. Ideal for a first time buyer, the property boasts a large and well-presented interior. Presented to the market by award-winning local agent Kelvin Valley Properties, early viewing of this lovely home is recommended to avoid disappointment. Internally there is a large lounge, contemporary fitted kitchen, two double bedrooms, a contemporary bathroom and a floored loft. Externally there is a private driveway to the side and landscaped gardens to both the front and rear. The rear garden is South-facing and contains a large shed. The full details & home report can be accessed on the Kelvin Valley website.



- Spacious & seldom available property
- Private driveway to the side
- Floored and lined loft
- Gas central heating & double glazing
- Modern kitchen and bathroom
- Landscaped gardens to front and rear
- Popular residential area
- Energy efficiency rating C



ENTRANCE

From the roadside, proceed up the path which brings you to the entrance of no. 134.

LOUNGE / DINING

Contemporary lounge with modern decor. Window to the rear overlooking the garden which allows natural light into the room. Doors lead to utility area and also main hallway. Plenty of space for furniture.

KITCHEN

Attractive modern fitted kitchen with base and wall mounted storage units and extensive work surface. Integral sink, oven/hob/hood and fridge/freezer are included in the sale. Window to front overlooking the garden and driveway.

BEDROOM 1

Well-proportioned double bedroom with ample room for bedroom furniture. Carpeted floor area. Windows to the front. Attractive wallpapered feature wall accompanied with wooden panelling. Stairs to floored loft are accessed from here.

BEDROOM 2

Further double bedroom with wall to wall fitted wardrobes and carpeted floor area. Windows overlooking the rear garden and beyond.

BATHROOM

Modern bathroom with a bath, wash hand basin in vanity unit and a W.C. Shower fitted above the bath with shower screen. Fully tiled.

FLOORED LOFT

Spacious area with Velux window, downlighting, and a carpeted floor area.

GARDENS

Private garden areas to the rear of the property.

SALES INFORMATION

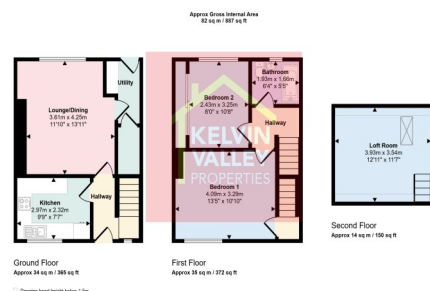
All floor coverings, light fittings & blinds included.

PROPERTY SUMMARY

A modern and seldom available two bedroom semi-detached home with a driveway. Popular location close to schools. Benefits from a modern lounge, kitchen and bathroom, two double bedrooms as well as floored loft space. Gardens to front and rear. 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/2728**



Post Code for Sat Nav

G65 9PH