



13 BALCASTLE GARDENS, KILSYTH

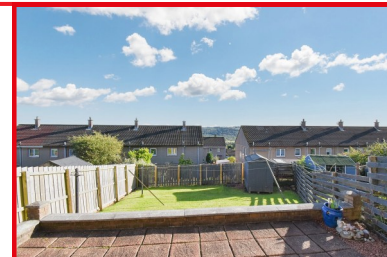
O / o £124,995

Set within a popular cul-de-sac in Kilsyth, is this beautifully presented and well positioned **two bedroom terraced house** with excellent views towards Bar Hill. Presented to the market by award winning agent Kelvin Valley Properties, this home boasts off street parking, generous garden space and easy access to local amenities. Internally there is a lounge, breakfasting kitchen, two double bedrooms and a fitted bathroom. The full details & home report can be accessed on the Kelvin Valley website.



- Terraced house
- Excellent views towards Bar Hill
- Private rear garden
- Gas central heating & double glazing
- Peaceful cul-de-sac setting
- Off street parking
- Two double bedrooms
- 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, proceed down the steps to the front entrance of number 13.

LOUNGE / DINING

Well presented lounge boasting an electric fireplace with surround and laminate flooring. Ample space for furniture. Views towards Bar Hill.

KITCHEN

Attractive fitted kitchen with base and wall mounted storage units and work surfaces. Integral sink, oven, hood, hob, fridge, freezer (in rear hall cupboard) and a washing machine are included in the sale. Breakfast bar area. Windows to the front. Laminate flooring.

BEDROOM 1

Spacious double bedroom with fitted wardrobes and a carpeted floor area. Windows to the front. Ample space for bedroom furniture.

BEDROOM 2

Another double bedroom with ample space for bedroom furniture and fitted mirrored wardrobes. Carpeted floor area.

BATHROOM

Contemporary fitted bathroom comprising of a shower over the bath, wash hand basin and a W.C. Textured glass window to the rear. Tiled walls and flooring.

GARDENS & PARKING

The property benefits from having off street parking and a private rear garden with a patio area, a section of lawn and views towards Bar Hill.



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/2742**

SALES INFORMATION

All floor coverings, light fittings & blinds included. Items of furniture are open to negotiation.

PROPERTY SUMMARY

A beautifully presented and well positioned two bedroom terraced house boasting excellent views towards Bar Hill. Ideal for a first time buyer or someone looking to downsize. 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.



Post Code for Sat Nav

G65 9PE