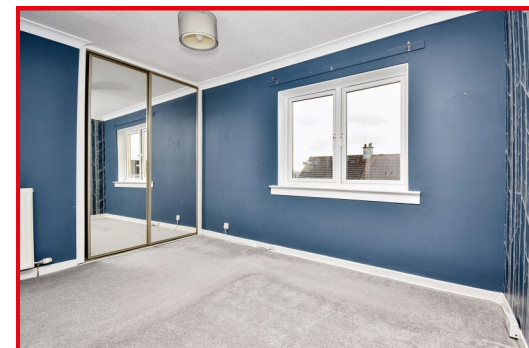




23 CASTLEHILL VIEW, KILSYTH

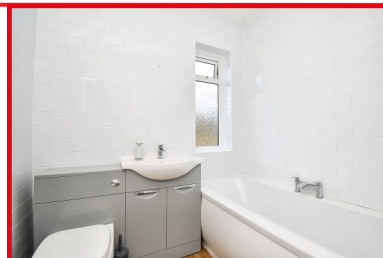
O / o £124,995

A contemporary **two-bedroom terraced** home set within popular Castlehill View in Kilsyth, enjoying a peaceful position backing onto open countryside. Presented to the market by award winning local agent Kelvin Valley Properties, this property boasts a spacious lounge, fitted kitchen/dining area, two double bedrooms and a fitted bathroom. Externally, the property offers a private rear garden and a driveway to the front of the property. The full details & home report can be accessed on the Kelvin Valley website.



- Backing onto open countryside
- Private monoblock driveway
- Two bedrooms
- Gas central heating & double glazing
- Sought-after part of the town
- Landscaped rear garden
- Contemporary fitted kitchen & bathroom
- 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 to the front entrance of number 23.

LOUNGE

The spacious lounge has a triple window formation to the front, allowing plenty of natural light into the room. Plenty of space for living room furniture. Laminate flooring.

KITCHEN/DINING

Modern fitted kitchen with base and wall mounted storage units and work surfaces. Integral sink, oven, hob and hood. Laminate flooring. Built-in seated area, effectively utilising the dining area space.

BEDROOM 1

Spacious double bedroom to the front with excellent views from the property's elevated position. Carpeted floor area. Two sets of fitted wardrobes offering excellent storage.

BEDROOM 2

Another double bedroom, this time to the rear with window overlooking the back garden and across open countryside. Carpeted floor area. Fitted wardrobe.

BATHROOM

Fitted bathroom with a shower over the bath, heated towel radiator, wash hand basin in vanity unit and a W.C. Textured glass window to the rear. Tiled walls and laminate flooring.

GARDENS

The property offers a private rear garden and a driveway to the front of the property.

SALES INFORMATION

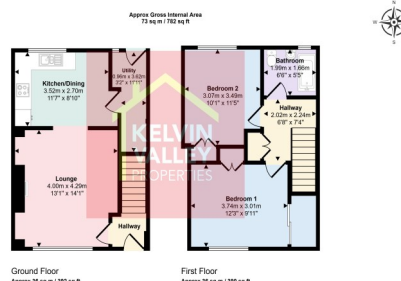
All floor coverings, light fittings & blinds included.

PROPERTY SUMMARY

A contemporary two bedroom terraced in popular Castlehill View in Kilsyth. The property benefits from having a private driveway and a rear garden which backs onto open countryside. 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/2750**



Post Code for Sat Nav

G65 9PA