



18 JEFFREY PLACE, KILSYTH

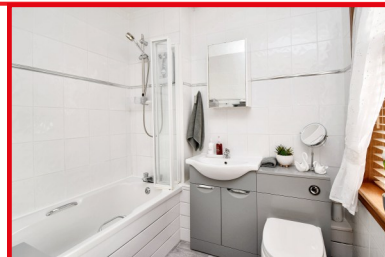
O / o £134,995

Welcome to Jeffrey Place - a well presented **three bedroom end-terraced house** set within a quite cul-de-sac location. Presented to the market by award winning local agent Kelvin Valley Properties, this home would be ideal for family buyers due to being conveniently located nearby local schools. Internally, there is a lounge, kitchen/dining area, three double bedrooms and a fitted bathroom. Externally, there is private driveway and landscaped gardens to front, side and rear. The rear garden boasts views towards Barr Hill as well as substantial outdoor space. The full details & home report can be accessed on the Kelvin Valley website.



- End-terraced house
- Three bedrooms
- Private driveway
- Gas central heating & double glazing
- Quiet cul-de-sac
- Views towards Barr Hill
- Landscaped garden areas
- 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 roadside, proceed to the front entrance of number 18.

LOUNGE

Spacious lounge boasting a wall papered feature wall accompanied by laminate flooring. Triple window formation to the front. Feature fireplace acts as the focal point of the room. Laminate flooring. Ample space for furniture.

KITCHEN

Attractive fitted kitchen with base and wall mounted storage units and work surfaces. Integral sink, oven, hob and hood. Laminate flooring. Ample space for a table and chairs. Door providing access to the rear garden.

BEDROOM 1

Principle bedroom with wall papered feature wall accompanied with neutral décor. Ample space for bedroom furniture. Carpeted floor area. Windows to the front.

BEDROOM 2

Another double bedroom with windows to the rear, offering views toward Barr Hill. Carpeted floor area. Ample space for bedroom furniture.

BEDROOM 3

A third double bedroom with carpeted floor area and windows to the rear. Ample space for bedroom furniture.

BATHROOM

Fitted bathroom comprising of a shower over the bath, a wash hand basin in vanity unit and a W.C. Tiled walls and vinyl flooring. Textured glass window to the side.

GARDENS & DRIVEWAY

There is private driveway and landscaped gardens to front, side and rear. The rear garden boasts views towards Barr Hill as well as substantial outdoor space.

SALES INFORMATION

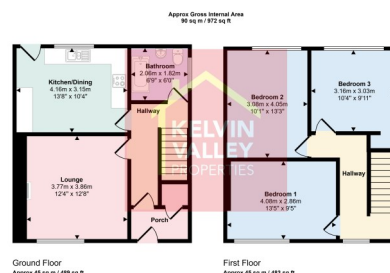
All floor coverings, light fittings & blinds included.

PROPERTY SUMMARY

A well presented three bedroom end-terraced in the quiet Jeffrey Place cul-de-sac in Kilsyth. The property benefits from having a private driveway and landscaped garden areas to the front, side 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/2755**



Post Code for Sat Nav

G65 9NQ