



77 CONSTARRY ROAD, CROY

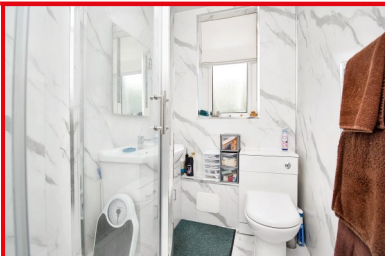
O / o £74,995

A spacious **three-bedroom upper cottage flat**, situated in the well connected village of Croy. Presented the market by award winning local agent Kelvin Valley Properties, the property boasts a contemporary fitted kitchen and shower room, while still offering the potential for further modernisation and value enhancement. Internally, the property also has a spacious lounge, three double bedrooms and a utility area. The full details & home report can be accessed on the Kelvin Valley website.



- Three bedroom upper cottage flat
- A short walk from Croy Train Station
- Private garden areas
- Gas central heating & double glazing
- Contemporary fitted kitchen and bathroom
- Spacious living environment
- Opportunity to add value
- 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 77.

LOUNGE

Spacious lounge with windows to the front and rear. Ample space for furniture. Carpeted floor area. Access to the kitchen from here. Fireplace with attractive surround.

KITCHEN / DINING

Fitted kitchen with base and wall mounted storage units and work surfaces. Integral sink, oven, hob and hood. Ample space for a table and chairs. Tiled flooring.

UTILITY AREA

The property benefits from having a utility area with plenty of space for appliances.

BEDROOM 1

Large double bedroom with windows to the front and ample space for bedroom furniture.

BEDROOM 2

Another double with a carpeted floor area and ample space for bedroom furniture. Window to the rear.

BEDROOM 3

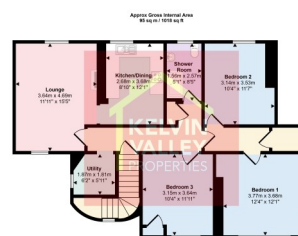
A third double bedroom with a corner storage cupboard and laminate flooring.

SHOWER ROOM

Contemporary shower room with a shower in cabinet, heated towel radiator and a W.C. Wet wall panelling. Textured glass window to the rear.

GARDENS

Externally, there is a private front garden and sections of private garden to the rear.



First Floor

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/2754**

SALES INFORMATION

All floor coverings, light fittings & blinds included.

PROPERTY SUMMARY

A spacious three bedroom upper cottage, situated a short walk from Croy Train Station. The property offers an opportunity to modernise and add value. Early viewing is advised to avoid disappointment.

AREA DETAILS

Croy is a small & quiet village situated approx. 1 mile from Kilsyth. The village boasts a very useful (central) railway station which provides a regular link with Glasgow, Edinburgh and Stirling on to North & South. There are some local amenities in Croy and nearby Kilsyth and Cumbernauld offer many more including shops, health & leisure, primary & secondary schools and sports facilities as well as a number of historic tourist attractions. All major motorway networks (M8/M74) are only a short drive away, as are Loch Lomond and the Trossachs and many more scenic locations.



Post Code for Sat Nav

G65 9HT