



6 ABERCROMBIE PLACE, KILSYTH

O / o £134,995

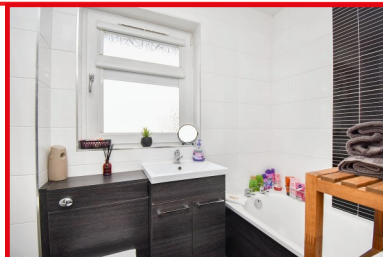
Nestled in the quiet and popular Abercrombie Place cul-de-sac in Kilsyth, this spacious **three bedroom semi-detached villa** would make an excellent family home. Presented to the market by award winning local agent Kelvin Valley Properties, the property boasts a spacious lounge, a kitchen/dining area, three bedrooms, a fitted bathroom and a downstairs cloaks. Externally, there is an enclosed rear garden, offering a great space to relax or entertain. Early viewing is advised to avoid disappointment.

The full details & home report can be accessed on the Kelvin Valley website.



- Semi-detached home
- Three bedrooms
- Spacious interior
- Gas central heating & double glazing
- Quiet end of cul-de-sac location
- Enclosed private garden
- Close proximity to local schools
- 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 residents parking, proceed to the entrance of number 6. This is located on the right side of the property.

LOUNGE

Large lounge with windows overlooking the front of the property, allowing plenty of natural light in. Fire set within attractive surround. Carpeted floor area. Ample space for living room furniture.

KITCHEN/DINING

Spacious family kitchen with base and wall mounted storage units and a fitted seating area. Extensive work surface with integral sink, hob, hood, oven and fridge/freezer. Window and door to the rear. Access to a useful downstairs cloaks from here.

CLOAKS

Downstairs cloaks with W.C. and wash hand basin.

BEDROOM 1

Well-proportioned principle bedroom looking out to the front of the property. Fitted wardrobes offering excellent storage. The floor area is carpeted.

BEDROOM 2

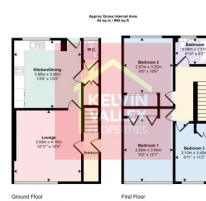
Another double bedroom with windows to the rear, overlooking the garden. Ample space for bedroom furniture. Carpeted floor area. Fitted mirrored wardrobes.

BEDROOM 3

Bedroom to the front with fitted wardrobes and a carpeted floor area.

BATHROOM

Contemporary fitted bathroom with a shower over the bath, wash hand basin in vanity unit and a W.C. Tiled walls and flooring.



GARDENS

There is an enclosed rear garden, offering a great space to relax or entertain.

SALES INFORMATION

All floor coverings, light fittings & blinds included.

PROPERTY SUMMARY

A spacious three bedroom semi-detached home in the quiet and popular Abercrombie Place in Kilsyth. The property is likely to be popular with buyers, so 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/2751**



Post Code for Sat Nav

G65 9AW