



## 45 DANIEL MCLAUGHLIN PLACE, KIRKINTILLOCH O/o £89,995

Situated a short distance away from Kirkintilloch town centre, shops and transport links, is this spacious **two bedroom top floor flat** in popular Daniel McLaughlin Place. Presented to the market by award winning local agent Kelvin Valley Properties, this home would be ideal for first time buyers or landlords/investors. Internally, there is a spacious lounge/dining area, a modern fitted kitchen, two double bedrooms and a fitted bathroom. Externally there are residents' gardens and ample residents' parking to the side and rear. The full details & home report can be accessed on the Kelvin Valley website.



- Top floor flat
- Two double bedrooms
- Shared garden areas
- Electric central heating & double glazing
- Modern bathroom and kitchen
- Popular cul-de-sac location
- Ample residents parking
- Energy efficiency rating D

Local Office: 23 Main Street, Kilsyth, Near Glasgow, G65 0AH  
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## ENTRANCE

Access is via the main entrance door leading into the close. Staircase leads up to flat which is on the top floor, right hand side.

## LOUNGE / DINING

The spacious lounge offers plenty of space for furniture and a carpeted floor area. Windows to the front. Access to the kitchen from here.

## KITCHEN

Modern fitted kitchen with base and wall mounted storage units and worksurfaces. There is an integral sink, oven, hob, hood, fridge/freezer and washing machine. Window to the front.

## BEDROOM 1

Spacious double bedroom with a window to the rear. Carpeted floor area. Excellent storage in the form of built in mirrored wardrobes. Light neutral décor.

## BEDROOM 2

A further double bedroom, again with carpeted floor area and a window to the rear, allowing plenty of

natural light into the room.

## SHOWER ROOM

Fully fitted bathroom comprising of a shower over the bath, heated towel radiator, wash hand basin in vanity unit and a W.C. Tiled walls and flooring

## GARDEN/PARKING

There are residents' gardens and ample residents' parking to the side and rear.

## SALES INFORMATION

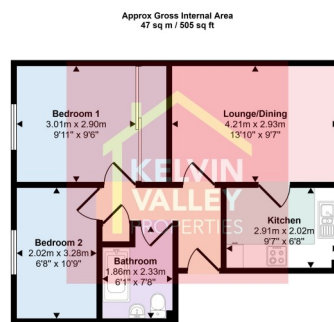
All floor coverings, light fittings & blinds included.

## PROPERTY SUMMARY

A spacious two bedroom top floor flat in a popular cul-de-sac in Kirkintilloch. The property benefits from it's close proximity to the town centre, shops and transport links. Early viewing is advised to avoid disappointment.

## AREA DETAILS

Kirkintilloch offers a number of amenities including shops and primary & secondary schools. The link road to the M80 has improved commuting with Glasgow, Edinburgh and Stirling now easily reached via the M80. In Kirkintilloch town centre there is a large selection of shops, including a Tesco and a Sainsburys as well as many bars and restaurants. are also plenty of good walks as the Forth & Clyde canal runs through the town. Lenzie Train Station is nearby with excellent links to Glasgow, Edinburgh, Stirling and Falkirk.



Floorplan



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](http://www.tpos.co.uk)

## Viewings

By appointment only through Kelvin Valley Properties

Office Contact: **John or Paul**

**[sales@kvps.co.uk](mailto:sales@kvps.co.uk) / 0800 133 7775**

Reference Number: **K/2753**



**Post Code for Sat Nav**

**G66 2LH**