



## 8 ABERCROMBIE PLACE, KILSYTH

O / o £109,995

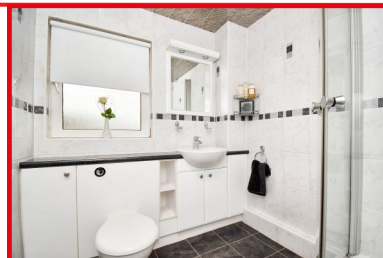
Welcome to Abercrombie Place, a **spacious two bedroom terraced house** in a quiet and popular cul-de-sac location. Presented to the market by award winning local agent Kelvin Valley Properties, this home presents an excellent opportunity for a first time buyers or someone looking to downsize. Internally, there a lounge, fitted kitchen/dining area, two double bedrooms and a fitted shower room. Externally, there are private garden areas to the front and rear of the property. The full property details and home report can be accessed on the Kelvin Valley website.



- Affordable terraced house
- Two double bedrooms
- Spacious interior
- Gas central heating & double glazing
- Quiet cul-de-sac location
- Private front & rear gardens
- Opportunity to modernise
- Energy efficiency rating C

Local Office: 23 Main Street, Kilsyth, Near Glasgow, G65 0AH  
Tel : 0800 133 7775 Email: [sales@kvps.co.uk](mailto:sales@kvps.co.uk) Website: [www.kvps.co.uk](http://www.kvps.co.uk)





## ENTRANCE

From the residents parking, proceed down the steps to the front entrance of number 8.

## LOUNGE / DINING

Spacious lounge boasting a fireplace with attractive surround and windows to the front. Carpeted floor area. Ample space for furniture.

## KITCHEN/DINING

Fitted kitchen with base and wall mounted storage units and work surfaces. Integral sink, oven/grill, hob and hood. Useful utility cupboard with space for appliances. Ample space for a table and chairs. Door offering access to the rear garden.

## BEDROOM 1

Large double bedroom with ample space for bedroom furniture and a carpeted floor area. Fitted wardrobes and corner storage cupboard, offering additional storage. Windows to the front.

## BEDROOM 2

A second bedroom with windows overlooking the rear garden. Fitted storage. Ample space for bedroom furniture. Carpeted floor area.

## SHOWER ROOM

Contemporary shower room with a shower in cabinet, heated towel radiator, wash hand basin in vanity unit and a W.C. Tiled walls and flooring. Textured glass window to the rear.

## GARDENS

There are easy to maintain garden areas to the front and rear of the property.

## SALES INFORMATION

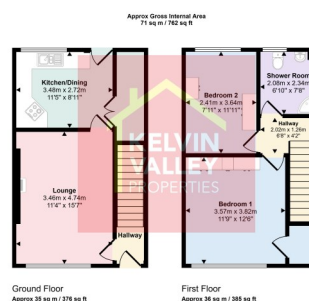
All floor coverings, light fittings & blinds included.

## PROPERTY SUMMARY

An excellent opportunity for a first time buyer or someone looking to downsize to acquire a two bedroom terraced house on Abercrombie Place in Kilsyth. 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](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/2757**



**Post Code for Sat Nav**

**G65 9AW**