



12 CORRIE BRAE, KILSYTH

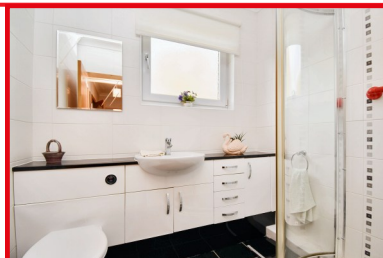
O / o £84,995

Nestled in a quiet and sought-after pocket of Kilsyth, Corrie Brae offers a rare opportunity to purchase a **two-bedroom upper cottage flat** complete with a private garage. Presented to the market by award winning local agent Kelvin Valley Properties, this home boasts a spacious lounge, kitchen/dining, a conservatory entrance, two bedrooms and a fitted shower room. Externally, the property boasts a balcony with panoramic views across Kilsyth. A stone-chipped garden area extends from the front to the side and the property also benefits from a shared drying area to the rear. The full details & home report can be accessed on the Kelvin Valley website.



- Upper cottage flat
- Two double bedrooms
- Shared drying area
- Gas central heating & double glazing
- Quiet & sought-after location
- Garage & private gardens
- Close to local schooling
- 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 along the path to the front entrance of the property, located in the side of the building.

LOUNGE

Spacious lounge boasting a fireplace with an attractive surround and carpeted floor area. Ample space for furniture. French doors offer access to the balcony with panoramic views towards Kilsyth.

KITCHEN / DINING

Attractive fitted kitchen with base and wall mounted storage units and work surfaces. Integral sink, oven/grill, hob, hood, washing machine and fridge/freezer. Windows overlooking the shared drying area. Space for a table and chairs.

BEDROOM 1

Large double bedroom with fitted wardrobes and a carpeted floor area. Windows to the front. Ample space for bedroom furniture.

DINING ROOM / BEDROOM 2

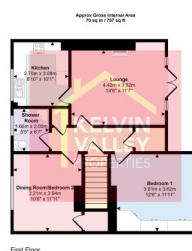
Currently used as a dining room, this room would make an ideal second bedroom. Windows to the rear and a carpeted floor area. Useful corner storage.

SHOWER ROOM

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

GARDENS / GARAGE

The property boasts a balcony with panoramic views across Kilsyth. A stone-chipped garden area extends from the front to the side and the property also benefits from a shared drying area to the rear. The wooden garage can be accessed from 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/2759**

SALES INFORMATION

All floor coverings, light fittings & blinds included.

PROPERTY SUMMARY

A well presented two bedroom upper cottage flat, situated in a quiet and sought-after area. The property benefits from having a balcony with panoramic views, private garden areas and a wooden garage, accessed from the rear. Early viewing is advised.

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.



Post Code for Sat Nav

G65 9BH