



10C BALMALLOCH ROAD, KILSYTH

O / o £64,995

A spacious **two bedroom top floor flat** on Balmalloch Road in Kilsyth, conveniently located with local amenities within walking distance. Presented to the market by award winning local agent Kelvin Valley Properties, this home would be ideal for a first time buyer or landlord/investor. Internally there is a lounge, fitted kitchen, two double bedrooms, a large walk-in storage cupboard and a fitted shower room. The full details & home report can be accessed on the Kelvin Valley website.



- Top floor flat
- Two double bedrooms
- Ideal for first time buyer or investor
- Gas central heating & double glazing
- Close to local amenities
- Ample parking to the rear
- Views of the Kelvin Valley
- 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 into the close and up the stairs to flat 10C, located on the top floor.

LOUNGE

The spacious living room boasts views down the Kelvin Valley from the property's elevated position. Ample space for living room furniture. Laminate flooring.

KITCHEN

Fitted kitchen with base and wall mounted storage units and work surfaces. Integral sink, oven, hob and hood. Laminate flooring. Windows to the front.

BEDROOM 1

This is the largest bedrooms offering ample space for bedroom furniture and a carpeted floor area. Windows to the rear.

BEDROOM 2

A second double bedroom with a wall papered feature wall accompanied by neutral décor. Carpeted floor area.

SHOWER ROOM

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

PARKING

There is ample parking available to the rear of the property.



SALES INFORMATION

All floor coverings, light fittings & blinds included. Furniture also included with sale if desired.

PROPERTY SUMMARY

A spacious two bedroom top floor flat, situated within walking distance of local amenities. This property would be ideal for a first time buyer or a landlord/investor.

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/2758**



Post Code for Sat Nav

G65 9NA