



20 HILLVIEW AVE, KILSYTH

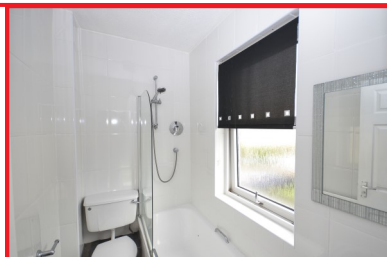
O/O £57,995

Kelvin Valley Properties are delighted to bring to the market this spacious and affordable **two bedroom upper cottage flat** close to the centre of Kilsyth. Boasting a spacious interior as well as an area of private garden to the rear, this flat would be ideal for a first time buyer or buy to let investor. Internally the property contains a large modern lounge, fitted kitchen, two double bedrooms and a fitted bathroom. Externally there is an area of private garden to the rear as well as access to a shared drying green. Early viewing is advised to avoid disappointment.



- Affordable price
- Spacious interior
- Area of private garden to the rear
- Close to the centre of the town
- Gas central heating
- Double glazing throughout
- Cheap council tax (Band A)
- Energy efficiency rating D

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

Access to the property is accessed via a pathway to the side of the building leading to the main door.

Reception

The front door leads onto the staircase which in turn leads up to the main hallway. All the rooms in the property are accessed from here apart from the 2nd bedroom which is off the lounge.

Lounge (15'0 x 13'5)

The spacious lounge boasts neutral décor and has a large window formation looking out to the front allowing natural light into the room. There is plenty of space for living room furniture and the floor area is laminate.

Kitchen (11'5 x 9'2)

Fitted kitchen with fitted storage units and a worksurface with integral sink. Fitted extractor hood. Spaces for appliances. Window to the front. Tiled floor.

Bedroom 1 (12'8 x 11'5)

Spacious double bedroom with window to the rear overlooking the back garden. Laminate flooring and modern décor. Ample space for bedroom furniture. Corner cupboard.

Bedroom 2 (12'4 x 9'5)

Another double bedroom, again with window to the rear overlooking the back garden. Laminate flooring.

Bathroom (7'8 x 4'3)

Fitted bathroom with suite comprising of a bath, wash hand basin and W.C. Mixer shower fitted above the bath. Textured glass window to the side allowing natural light into the room. Tiled.

Gardens

Private section of garden to the rear with lawn, as well as access to a shared drying area (also to the rear) and a shared driveway to the side.

Heating & Double Glazing

Gas central heating. Benefits from double glazing.

Property Summary

A fabulous opportunity to acquire a spacious and affordable two bedroom flat in a central part of Kilsyth, only 500 yards from the Main Street. Would benefit from some internal decoration in areas, but represents excellent value for money. Early viewing is recommended to avoid disappointment.

Area Details

Kilsyth offers a number of amenities including shops, health & leisure, primary & secondary school 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 a sonic tape measure 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 are a longstanding 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 Andy**

Reference Number: **K/2016**

