



10 Kelvinvale, Kirkintilloch, Glasgow, G66 1RB

Offers Over £157,500

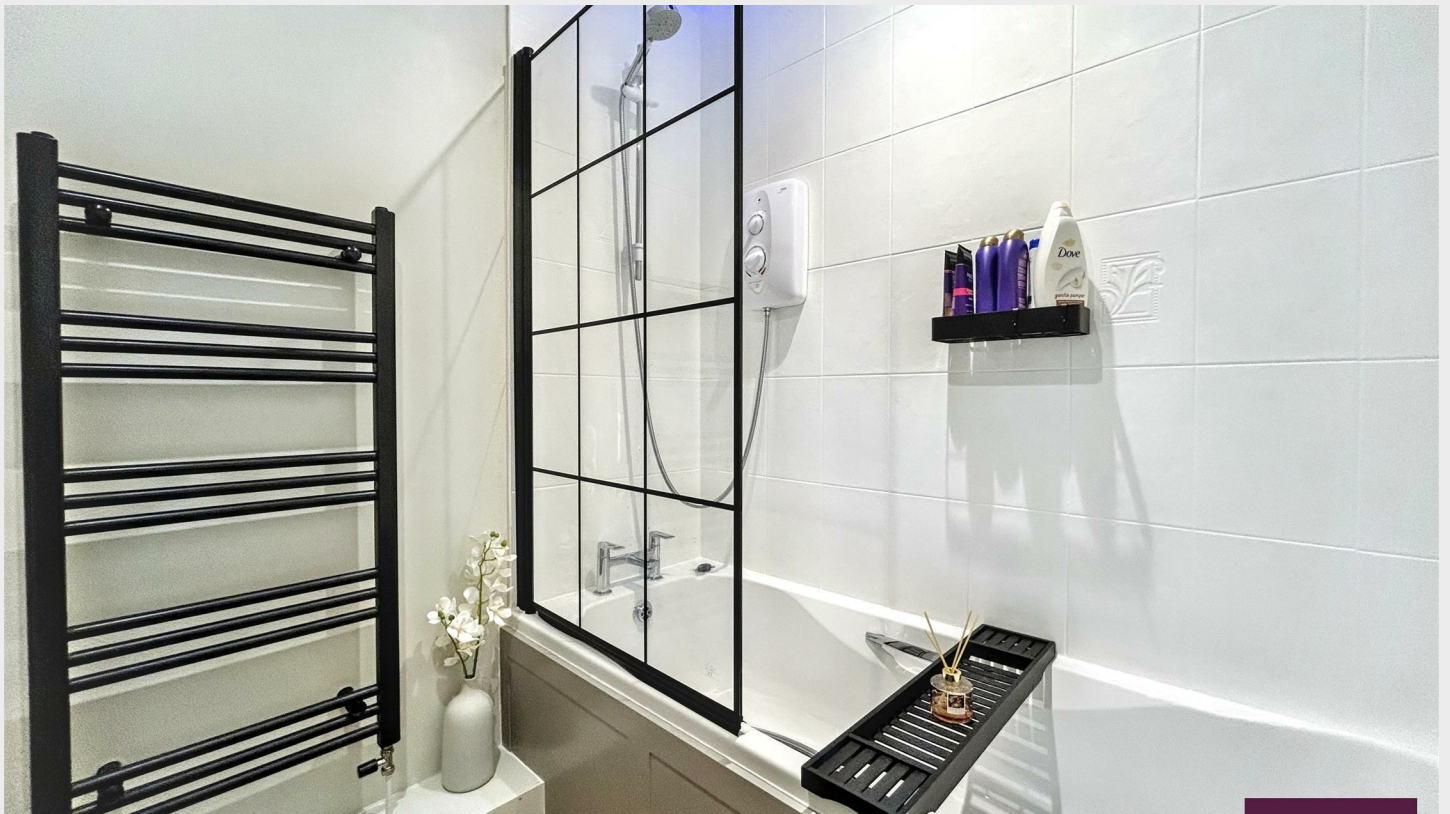
- Mid-terraced home set within a quiet residential cul-de-sac
- Presented in true walk-in condition with modern décor throughout
- Generous living area ideal for everyday living and entertaining
- Two comfortable bedrooms with good proportions
- Fully enclosed rear garden providing a private outdoor retreat
- Situated in the popular Kelvinvale area of Kirkintilloch
- Welcoming entrance porch leading into the main living space
- Recently upgraded kitchen with contemporary fittings and white goods
- Stylish bathroom fitted with a modern three-piece suite
- Energy efficiency rating - C

10 Kelvinvale, Glasgow G66 1RB

Immaculately presented and finished to a high standard throughout, this stylish two bedroom mid-terrace home offers true walk-in condition with contemporary interiors and modern upgrades. Ideal for buyers seeking a turnkey property, the home combines comfort and practicality with a private rear garden, all set within a quiet cul-de-sac in the popular Kelvinvale development in Kirkintilloch.



Council Tax Band: D



Nestled within a peaceful cul-de-sac in the popular Kelvinvale estate, Kirkintilloch, this charming two bedroom mid-terrace villa offers stylish, low-maintenance living ideally suited to first-time buyers and downsizers alike.

The property is presented in immaculate condition throughout, featuring a fresh, contemporary interior that is ready to move into. The accommodation begins with a welcoming entrance vestibule, leading into a bright and spacious lounge, perfect for both relaxing and entertaining.

To the rear, the home boasts a recently fitted modern kitchen, complete with a range of units and included appliances, providing a practical and attractive space for everyday living.

Upstairs, there are two well-proportioned bedrooms along with a stylish three-piece bathroom suite, finished to a high standard.

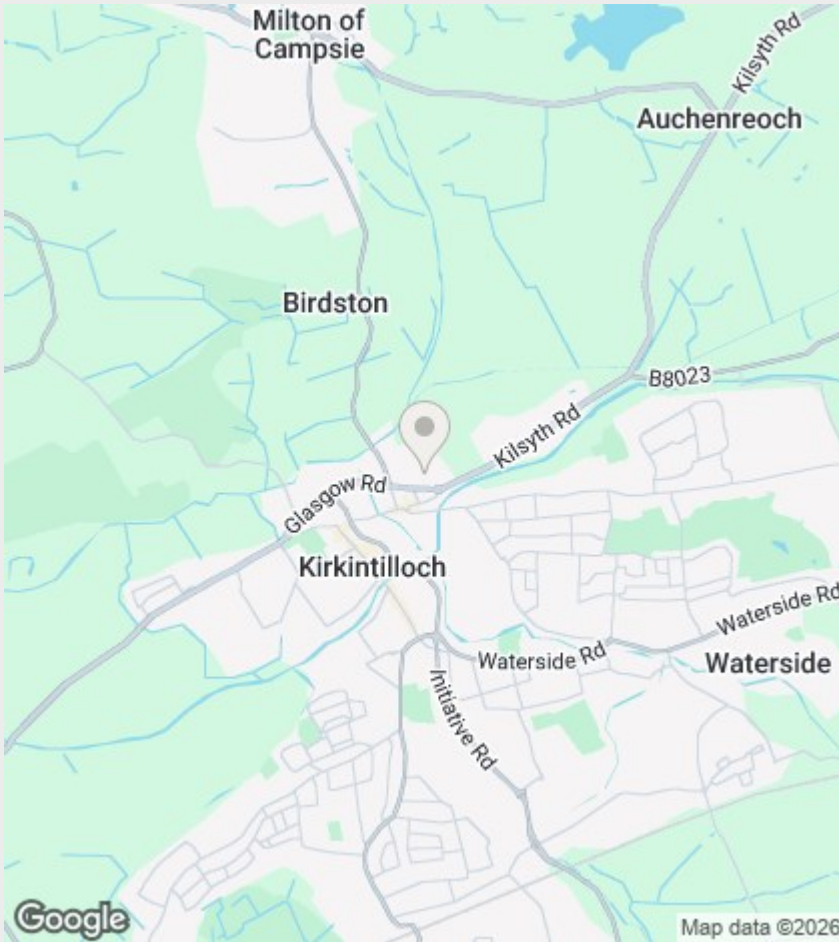
Externally, the property benefits from a private, enclosed rear garden, offering a great space for outdoor dining or enjoying the warmer months.

Further advantages include its quiet residential setting whilst remaining within close proximity to a wide range of local amenities, schooling and transport links available within Kirkintilloch.

This delightful home combines comfort, style and convenience, making it an excellent opportunity for a variety of buyers.

Home Report Available on Request
Council Tax - East Dunbartonshire Band D
EER - C
Viewings Strictly By Appointment

If you are interested in viewing this property, please contact our offices direct on 0141 775 1050. Property to sell? One of our expert team would be happy to provide you with a free valuation and we can discuss our selection of professional selling packages



Directions

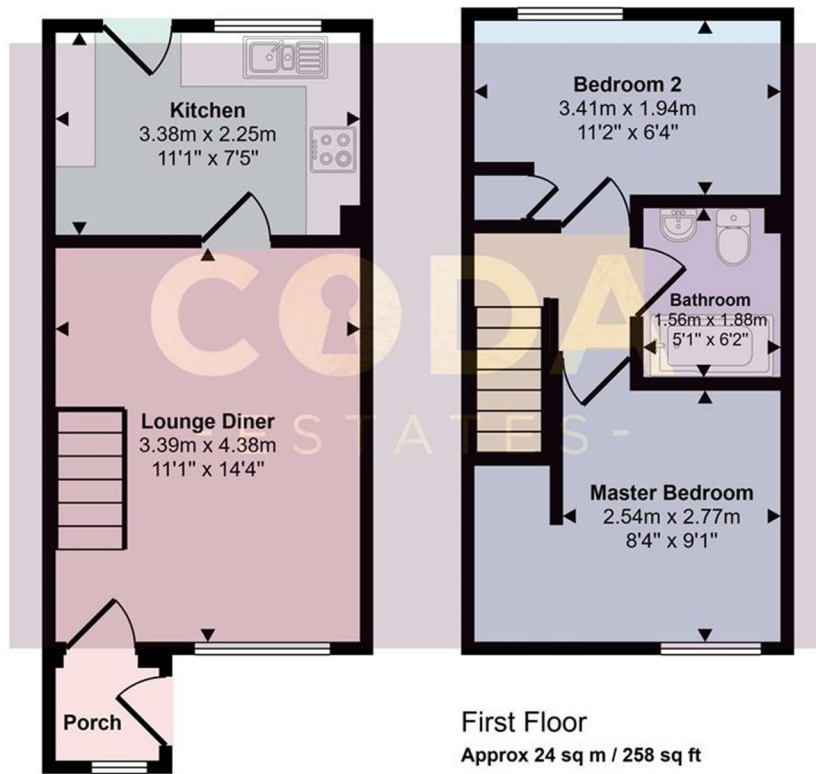
Viewings

Viewings by arrangement only. Call 01417751050 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	



Ground Floor
Approx 25 sq m / 264 sq ft

First Floor
Approx 24 sq m / 258 sq ft