



17 DUNTREATH TERRACE, KILSYTH

O / o £69,995

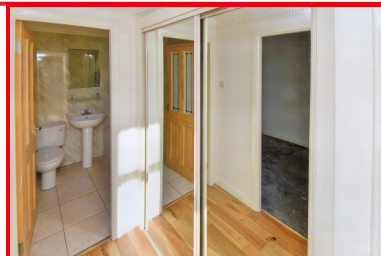
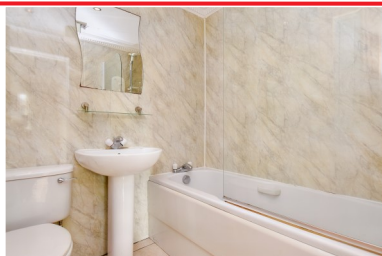
Situated right in the centre of Kilsyth overlooking the Burngreen is popular Duntreath Terrace. For sale is this **one bedroom ground floor flat**, benefitting from a modern interior and a superb location close to all local amenities.

This flat would be ideal for a first time buyer or a landlord looking to downsize to a centrally located property on the ground floor. Internally the property boasts a large lounge, modern open plan kitchen, double bedroom, a double fitted wardrobe in the rear hallway, and a fitted bathroom with a shower over the bath. Externally there are shared residents gardens to the rear.



- Seldom available 1 bedroom flat
- Superb central location
- Overlooking the Burngreen
- Shared residents gardens
- Modern interior
- Ideal for a 1st time buyer or downsizer
- Gas central heating & double glazing
- Energy efficiency rating D

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 road you access the front of the terrace and you will see the door to number 17 in the front of the building.

Lounge (14'2 x 13'11 inclusive of kitchen)

Contemporary lounge with neutral decor. Two windows to the front allowing plenty of natural light in. Wooden flooring. Plenty of space for furniture. Adjacent to open plan kitchen.

Kitchen

Attractive modern fitted kitchen with base and wall mounted storage units and extensive work surface. Integral sink and oven/hob/hood. The washing machine and fridge/freezer are also included in the sale. Splashback tiling. Wooden flooring.

Rear Hallway

Leading from the lounge and providing access to the bedroom and bathroom. Benefits from having a double fitted wardrobe providing excellent storage.

Bedroom (11'6 x 7'8)

Well-proportioned double bedroom with fitted storage cupboard. Window to the rear. Carpeted floor area.

Bathroom (6' x 5'4)

Fitted bathroom with bath, wash hand basin in vanity unit and W.C. Shower fitted above the bath. Tiled floor. Wet wall panelling. Downlighters in the ceiling.

Sales Information

All floor coverings, light fittings & blinds included. No onward chain, quick entry date available if desired.

Property Summary

A well-presented and seldom available ground floor flat in a popular central location. Excellent views across the Burngreen to the front. Ideal for a first time buyer or someone looking to downsize to the centre of the town close to local amenities. 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 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.

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Viewings

**By appointment only
through Kelvin Valley Properties**

Office Contact: **John or Carol**

Reference Number: **K/0000**



Post Code for Sat Nav

G65 0AA