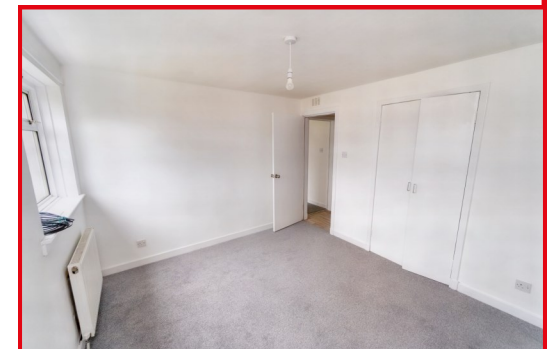




## 62 Kingston Road, Kilsyth

O / o £69,995

Kelvin Valley Properties are delighted to bring to the market this seldom available **one bedroom ground floor flat** in the centre of Kilsyth, situated close to local amenities, and are ideal for people downsizing or first time buyers. These properties on the ground floor seldom come up for sale, we recommend viewing early to avoid disappointment. Internally the property boasts a large lounge, a brand new modern fitted kitchen, a double bedroom with fitted storage and a recently refurbished bathroom. This flat also benefits from a shared residents' gardens. The property details & home report can be accessed on the Kelvin Valley website.



- Excellent central location
- Seldom available ground floor flat
- Affordable price
- Newly modernised interior
- Shared residents' gardens
- Double glazing & gas central heating
- Council tax band A
- Energy efficiency rating C

Local Office: 23 Main Street, Kilsyth, Near Glasgow, G65 0AH  
Tel : 0800 133 7775 Email: [sales@kvps.co.uk](mailto:sales@kvps.co.uk) Website: [www.kvps.co.uk](http://www.kvps.co.uk)



## Entrance

Access from front, via a security entry door, there is a bell for the flat. There are only 2 properties in this well maintained close. Access to parking at the rear.

## Reception

The front door leads into the entrance hallway where there are two useful storage cupboards. This like all the flat has been freshly decorated and has attractive new flooring leading right through to the kitchen. All the rooms in the property are accessed from here.

## Lounge

The spacious lounge boasts fresh décor and benefits from new carpets with a picture window to the south facing rear. Ample space for both living room furniture and also a dining table and chairs if desired.

## Kitchen

A new bright galley style kitchen to the front of the property. Ample cupboard space complimented by a small pantry which provides useful additional kitchen storage. New flooring also fitted.

## Bathroom

Recently re-furnished bathroom with bath, shower, wash hand basin and W.C., with wet wall. New uVPC ceiling and downlighters.

## Bedroom

Spacious bedroom with window to the rear. Brand new carpeted floor area. Fitted storage. Ample space for bedroom furniture.

## Gardens

Communal grounds and drying areas. These tend to be maintained by the council due to the high proportion of elderly residents' in these flats.

## Heating & Windows

Gas Central Heating. The property benefits from full double glazing.

## Sales Information

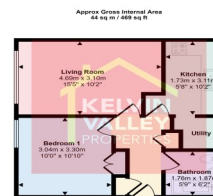
All floor coverings, light fittings included.

## Property Summary

A seldom available ground floor flat in a central location. Benefits from being affordable and having a security entrance system to the close. These properties are ideal for people downsizing who want to be on the level close to the shops and centre of Town. It is also very close to bus stop, great for local transport links. Early viewing is highly recommended 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.



Floorplan



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](http://www.tpos.co.uk)

## Viewings

**By appointment only  
through Kelvin Valley Properties**

Office Contact: **John or Paul**

Reference Number: **K2485**



**Post Code for Sat Nav**

**G65 0HP**