



107 MANSE ROAD, KILSYTH

O / o £77,500

Boasting a spacious and attractive interior, is this **two bedroom upper cottage flat** on popular Manse Road, in Kilsyth. With contemporary décor throughout, as well as a private section of garden and a floored loft, first time buyers won't want to miss this fantastic opportunity to acquire a lovely home in walk-in condition. Internally there is a large lounge, fitted kitchen, two double bedrooms, and a modern fitted bathroom with shower above the bath. Externally there is a private front garden, as well as access to a shared drying green to the rear. The full property details and home report can be accessed on the Kelvin Valley website.



- Contemporary top floor flat
- Beautiful modern interior
- Private front garden
- Fully floored loft
- Popular location
- Affordable price
- Ideal for a first time buyer
- Energy efficiency rating C

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

From the roadside, you access the path leading alongside the private front garden. Access the front door from here, which leads into the entrance vestibule and stairwell.

Lounge

Contemporary lounge with modern decor. Windows to the front. Attractive fire and surround included in the sale. Carpeted floor area. Plenty of space for furniture.

Kitchen

Attractive modern fitted kitchen with base and wall mounted storage units and extensive work surface. Integral sink and oven/hob/hood. The fridge/freezer and washing machine are included in the sale. Window to rear.

Bedroom 1

Well-proportioned double bedroom with wardrobes (included) and carpeted floor area. Corner cupboard. Windows to the front.

Bedroom 2

Further double bedroom, this time to the rear. Carpeted floor area. Wardrobes included. Plenty of space for furniture.

Bathroom

Contemporary bathroom with bath, wash hand basin and W.C. Shower and screen fitted above the bath. Tiled walls. Textured glass window to the rear allowing natural light into the room.

Sales Information

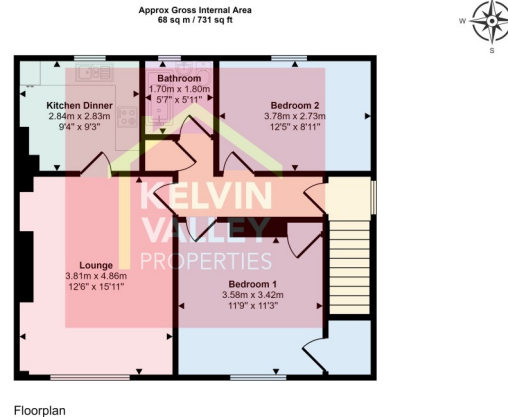
Private loft which has been floored and has fold-down ladder. All floor coverings, light fittings & blinds included.

Property Summary

Attractive and spacious upper cottage flat, with two double bedrooms, floored loft, and a private garden area. Ideal for a first time buyer due to being in walk-in condition with no work needing done. 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 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**

Reference Number: **K/2458**



Post Code for Sat Nav

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