



## 23 MAIN STREET, BONNYBRIDGE

F/P £63,500

Offering an affordable opportunity to get onto the property ladder, is this **one bedroom ground floor flat** on the Main Street in Bonnybridge. It boasts a well-proportioned interior, as well as being in a key central location close to all local amenities and with excellent transport links. Internally there is a lounge, fitted kitchen, fitted bathroom with shower over the bath, and a double bedroom. There are also two storage cupboards in the hallway. Externally there is a large residents car park to the rear with plenty of space as well as shared drying areas beyond the car park. Early viewing is advised to avoid disappointment.



- Spacious and affordable ground floor flat
- Adjacent to the village centre & amenities
- On a main bus route
- Residents car park to the rear
- Fitted kitchen and bathroom
- Gas central heating & double glazing
- Ideal for 1st time buyer or investor
- Energy efficiency rating D

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

From the main road, there is vehicle access in the centre of the building where you can drive through and park your car to the rear. All the flats are accessed from the rear of the building. Number 23 is the bottom right flat in the block (from street side).

### Lounge ( 13'3 x 10'11 )

Spacious lounge with laminate flooring and window formation to the front. Ample space for furniture. Access to the open plan kitchen from here.

### Kitchen ( 9'5 x 7'1 )

Fitted kitchen with base and wall mounted storage units and fitted breakfast bar. Integral sink and oven/hob/hood. The fridge and washing machine are included in the sale. Laminate flooring.

### Bedroom ( 11'9 x 9'4 )

Well-proportioned double bedroom with plenty of space for furniture. Laminate flooring. Window to the rear with views over the car park.

### Bathroom ( 9'5 x 5'9 )

Contemporary bathroom with bath, wash hand basin and W.C. Electric shower fitted above the bath as well as a shower screen. Wet wall panelling.

### Sales Information

All floor coverings, light fittings & blinds included.

### Property Summary

An affordable and centrally located ground floor flat in a great location close to all amenities. Benefits from having plenty of residents parking to the rear. Ideal for a 1st time buyer or landlord. Early viewing is advised to avoid disappointment.

### Area Details

Bonnybridge offers a number of amenities including shops, health & leisure, primary & secondary school (in nearby Denny) & sports facilities as well as a number of historic tourist attractions. Nearby Camelon railway station provides commuters links with Glasgow, Edinburgh & Stirling & onward to the North & South. All major motorway networks are only a short drive away, as are Loch Lomond and the Trossachs.

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**

Reference Number: **K/2395**



**Post Code for Sat Nav**

**FK4 1AF**