



# 15 LAIRDS HILL PLACE, KILSYTH

O / o £99,995

Situated in sought-after Lairds Hill Place in Kilsyth is this **seldom available two bedroom upper flat**, ideal for a first time buyer or someone downsizing from a larger home. Presented to the market by award winning local agent Kelvin Valley Properties, the flat comes with private garden areas, access to residents' parking and also backs onto countryside at the rear. Internally there is a large lounge, a separate box room (used as a study), a fitted dining kitchen, two double bedrooms, and a fitted shower room. The full property details and home report can be accessed on the Kelvin Valley website.



- Seldom available top floor flat
- Superb views to both front and rear
- Backing onto countryside
- Private residents car park to the side
- Sought after area
- Ideal for a first time buyer or downsizer
- Gas central heating & double glazing
- 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

From the parking area at the front or side, you can access the front of the property where a pathway leads to the front door.

### Lounge / Dining

Large lounge with triple window to the front allowing plenty of natural light into the room and offering superb views across the Kelvin Valley to Castle Hill. Carpeted floor area. Plenty of space for furniture. The fire and surround are included in the sale.

### Dining Kitchen

Fitted kitchen with base and wall mounted storage units and extensive work surface. Integrated oven/hob/hood. Triple window to the rear overlooking the private back garden area. Tiled floor. Ample space for table & chairs.

### Bedroom 1

Double bedroom to the front with fitted wardrobes and carpeted floor area.

### Bedroom 2

Further double bedroom, this time to the rear. Again with fitted storage and carpeted floor.

### Shower Room

Modern shower room with shower in enclosure, wash hand basin in vanity unit and W.C. Textured glass window to the rear allowing natural light into the room. Tiled floor & walls.

### Box Room / Study

Superb bonus room accessed from the lounge, with window and carpeted floor area. Ample space for an office desk. Has fitted shelving.

### Sales Information

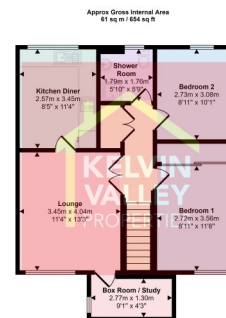
Private loft with the top floor flats. All floor coverings, light fittings & blinds included.

### Property Summary

A spacious and seldom available upper flat, in a sought after area with fantastic views to both front and rear. Benefits from being in a quiet residential neighbourhood, and comes with residents' parking and sections of private garden. Ideal for a 1st time buyer or someone downsizing. 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.



First Floor

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: K/2462



Post Code for Sat Nav

G65 9EX