



## 25 GRAHAM PLACE, KILSYTH

O / o £79,000

Situated in the quiet Graham Place cul-de-sac in Kilsyth is this **beautifully presented two bedroom lower cottage flat** which boasts excellent views at the front and backs onto open countryside at the side/rear. Offering spacious accommodation with contemporary décor, the property is presented to the market by award winning local agent Kelvin Valley Properties. Internally there is a large lounge with log burner, two double bedrooms, a modern fitted kitchen and a contemporary bathroom. Externally there are private gardens to front/side, and a shared drying green. Full property details & home report can be accessed on the Kelvin Valley website.



- Contemporary ground floor flat
- Superb views to the front
- Backing onto open countryside
- Generous private garden areas

- Modern kitchen and bathroom
- Log burner in the lounge
- Spacious and affordable home
- Energy efficiency rating C

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

From the roadside, you access a few steps leading up onto the path. This leads to the front door, passing through the private front garden.

## Lounge / Dining

Contemporary lounge with tasteful decor. Access to South-facing decking via the French doors. Log burner with capability to also burn coal. Laminate flooring. Plenty of space for furniture in this bright and modern room.

## Kitchen

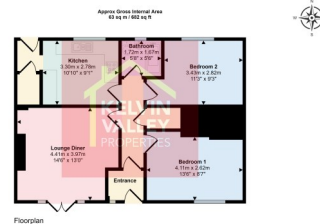
Attractive modern fitted kitchen with base and wall mounted storage units and extensive work surfaces. Integral sink and oven/hob/hood. Washing machine and dishwasher also included. Double window to the rear.

## Bedroom 1

Well-proportioned double bedroom with wardrobes (included) providing excellent storage. Superb views. Laminate flooring.

## Bedroom 2

Further bedroom, tastefully decorated as a nursery. Carpeted floor area. Window to the rear overlooking the well-maintained shared drying green.



## Bathroom

Contemporary bathroom with bath, wash hand basin in vanity unit and W.C. Shower and screen fitted above the bath. Wet wall panelling. Textured glass window to the rear allowing natural light into the room.

## Gardens

Private front and side garden areas. Decking to the front. Access to shared drying green at rear.

## Sales Information

All floor coverings, light fittings & blinds included in the sale.

## Property Summary

A spacious and tastefully decorated lower cottage flat, benefitting from being in a quiet cul-de-sac with spectacular views across the Kelvin Valley to the front. This flat would be fantastic for a first time buyer looking to get onto the property ladder. Early viewing of this lovely home 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](http://www.tpos.co.uk)

## Viewings

**By appointment only  
through Kelvin Valley Properties**

Office Contact: **John or Paul**

Reference Number: **K/2467**



**Post Code for Sat Nav**

**G65 9NZ**