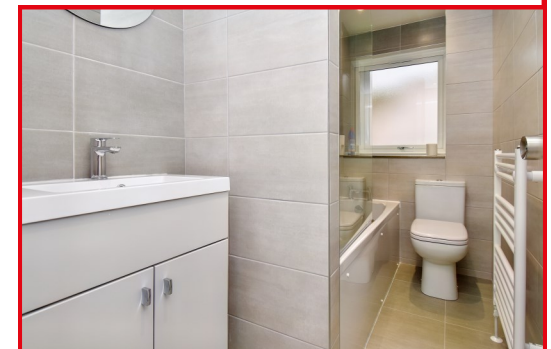




## 44 ARGYLL PLACE, KILSYTH

F/P £114,995

Ideal for a first time buyer looking for a fully refurbished property, is this **attractive two bedroom terraced house** in popular Argyll Place, Kilsyth. Situated near the end of the cul-de-sac in a quiet residential location, the property is presented to the market by award-winning local agent Kelvin Valley Properties. Internally there is a lounge leading into the conservatory, a brand new fully fitted kitchen, two double bedrooms and a brand new fully fitted bathroom. Externally there are private front and rear gardens, as well as access to residents parking bays at the rear. Don't miss this fully refurbished home with an immaculate interior!



- Fully refurbished terraced home
- Ideal for a first time buyer or landlord
- Private front and rear gardens
- Conservatory extension to the rear
- South-West facing rear garden
- Brand new kitchen and bathroom
- Two double bedrooms
- 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 pathway to the front of the terrace, you access the private front garden where a few steps lead up to the front door.

### Lounge ( 13'3 x 12'6 )

Spacious lounge with door leading into the conservatory. Freshly decorated and newly carpeted. Plenty of space for own furniture.

### Dining Kitchen ( 12'8 x 9'9 )

Stunning newly fitted kitchen with high quality storage units and extensive work surface space. All appliances are integrated and included in the sale. Brand new LVT flooring fitted. Double window to the front offering excellent views of the Kilsyth Hills. Ample space for a dining table and chairs if required.

### Bedroom 1 ( 12'9 x 8'4 )

Well-proportioned double bedroom with newly fitted wardrobes and drawers, offering excellent storage. Freshly carpeted floor area. Fully redecorated. A beautiful master bedroom with in-built storage and space for furniture. Window to the front with excellent views of the Kilsyth Hills.

### Bedroom 2 ( 10'8 x 9'11 )

Further double bedroom, with plenty of space for furniture. This time has a window to the rear. Newly carpeted floor area. Freshly painted.

### Bathroom ( 9'3 x 4'6 )

Brand new bathroom, fitted to a high standard with bath, wash hand basin and W.C. Attractive vanity unit to wash hand basin. Fully tiled. Shower and screen fitted above the bath. Heated towel radiator. Textured glass window.

### Sales Information

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

### Property Summary

A fully refurbished terraced house in a popular location, with stunning kitchen and bathroom. Situated in a quiet and popular area, a short walk from the centre of Kilsyth. Early viewing is advised to avoid missing out.

### 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 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.

Kelvin Valley Properties are a longstanding 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 Carol**

Reference Number: **K/2426**



**Post Code for Sat Nav**

**G65 0PD**