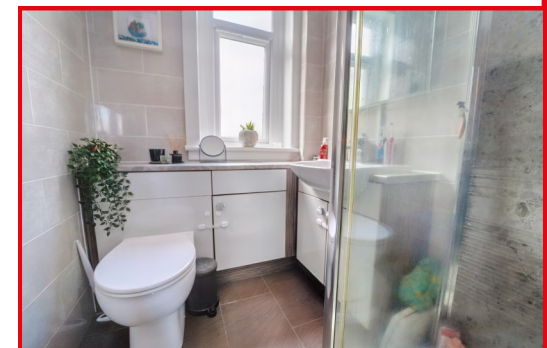




# 43 MID BARRWOOD ROAD, KILSYTH

F/P £94,995

First time buyers won't want to miss this **well-presented three bedroom lower cottage flat** on popular Mid Barrwood Road in Kilsyth. Presented to the market by award winning local agent Kelvin Valley Properties, the property boasts a spacious interior as well as areas of private garden. Internally there is a contemporary lounge, modern fitted kitchen, three bedrooms, and a contemporary shower room. Externally, the front garden with decking and lawn is private with potential to create off-road parking in future. 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 ground floor flat
- Three bedrooms
- Spacious interior
- Areas of private garden
- Superb views to the front
- Potential to create off-road parking
- Excellent value for money
- 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 roadside, you access pathway to the front/side of the property. It leads to the main door (located in the side of the building).

### Lounge / Dining

Contemporary lounge with modern decor. Superb views to the front. Plenty of space for furniture. Carpeted floor area. Ample space for a table and chairs.

### Kitchen

Attractive modern fitted kitchen with base and wall mounted storage units and extensive work surface plus breakfast bar. Integral sink, oven, hob, hood, fridge/freezer and microwave. Window and door to rear. Laminate flooring.

### Bedroom 1

Large double bedroom with fitted storage. Excellent views to the front. Carpeted floor area. Contemporary décor.

### Bedroom 2

Another spacious bedroom, tastefully decorated as a nursery. Window to the front. Carpeted floor area.

### Bedroom 3

Well-proportioned bedroom to the rear, with carpeted floor area. Fitted wardrobes and desk included in the sale.

### Shower Room

Contemporary shower room with shower in cabinet, wash hand basin and W.C. Textured glass window to the rear. Fitted vanity units.

### Sales Information

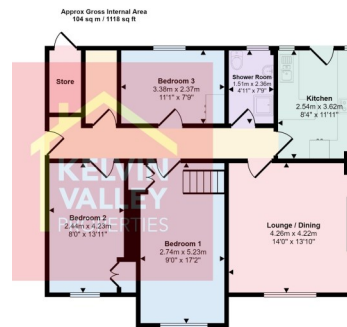
All floor coverings, light fittings & blinds included.

### Property Summary

A spacious and contemporary cottage flat, in seldom available three bedroom format. Boasts a modern and spacious interior, as well as excellent views and private garden with decking. Ideal for a first time buyer - 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 many 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/2457



Post Code for Sat Nav

G65 0EP