



4 LENNOX COURT, KILSYTH

F/P £112,995

Situated in the centre of Kilsyth, the flats at Lennox Court continue to be popular with both first time buyers and those downsizing to a central location. This **spacious two bedroom ground floor flat** is located close to all local amenities and also has easy access for anyone with mobility issues. Presented to the market by award winning local agent Kelvin Valley Properties, the property boasts a large lounge, fitted kitchen with appliances, two double bedrooms (master is en-suite) and a main bathroom. Externally there is a residents car park outside, and there is also a large cellar-style cupboard for storage. Early viewing is advised to avoid missing out.



- Spacious ground floor flat
- Two double bedrooms
- Superb central location
- Private residents car park
- Master bedroom is en-suite
- Plenty of storage
- Ideal for downsizing or 1st time buyer
- Energy efficiency rating C

Local Office: 23 Main Street, Kilsyth, Near Glasgow, G65 0AH
Tel : 0800 133 7775 Email: sales@kvps.co.uk Website: www.kvps.co.uk



Entrance

From the roadside, you access the security entrance. Once inside, you will see the doorway to number 4 on your right-hand side.

Lounge (14'1 x 12'4)

Contemporary lounge with modern decor. Large window to the front. Laminate flooring. Plenty of space for both living and dining furniture if required.

Kitchen (10' x 9'4)

Spacious fitted kitchen with base and wall mounted storage units and extensive work surface with integral sink. The cooker, fridge/freezer, washing machine, and tumble dryer are all included in the sale (untested with no warranties given). Views to front.

Bedroom 1 & En-suite (14' x 8'11)

Well-proportioned double bedroom with fitted wardrobes and laminate flooring. Window to the rear. Plenty of space for furniture. En-suite shower room with shower in cabinet, wash hand basin and W.C.

Bedroom 2 (9'5 x 9')

Further double bedroom, which again would comfortably house a double bedroom. Fitted wardrobes. Window to the rear.

Bathroom (7'1 x 7')

Fitted main bathroom with bath, wash hand basin in vanity unit and W.C. Vinyl floor covering. Part-tiled walls.

Sales Information

All floor coverings, light fittings & blinds included.

Property Summary

A spacious two bedroom flat, in a superb central location close to all amenities. Ideal for either someone downsizing to the centre of the town or alternatively a first time buyer looking to live in a private development. Plenty of parking outside in the residents car park. Early viewing is advised to avoid disappointment.

Area Details

Kilsyth offers a number of amenities including shops, health & leisure, primary & secondary school 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

Viewings

**By appointment only
through Kelvin Valley Properties**

Office Contact: **John or Carol**

Reference Number: **K/2416**



Post Code for Sat Nav

G65 0NT