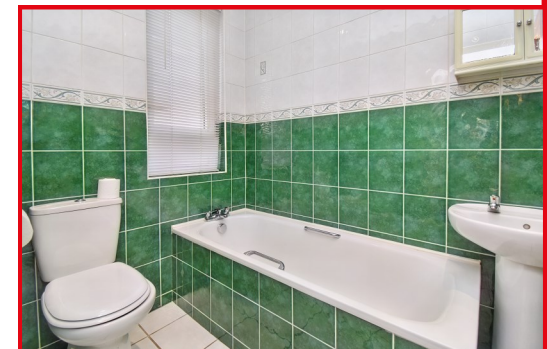




# 47 HOWE ROAD, KILSYTH

O / o £112,995

Buyers in the market for a spacious and affordable family home won't want to miss this **three bedroom semi-detached house** on Howe Road in Kilsyth. Situated in a central location with plenty of opportunity to add value, the property is presented to the market by award winning local agent Kelvin Valley Properties. Internally there is a large lounge, fitted breakfasting kitchen, three double bedrooms (master is en-suite), and a fitted family bathroom. Externally there are private landscaped gardens to front, side and rear. The full property details and home report can be accessed on the Kelvin Valley website.



- Affordable family home
- Three double bedrooms
- Master bedroom is en-suite
- Private front, side & rear gardens
- Close to town centre & local amenities
- Opportunity to add value
- Gas central heating & double glazing
- Energy efficiency rating D

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 the private front garden via a few steps, with pathway leading to the front door.

### Lounge

Large lounge with window to the front and plenty of space for furniture. Carpeted floor area. The fire and surround are included.

### Breakfasting Kitchen

Fitted kitchen with base and wall mounted storage units and extensive work surfaces. Integral sink and oven/hob/hood. The fridge/freezer and washing machine are included in the sale (without warranty). Window to the rear and door to the back garden from here.

### Bedroom 1 & En-Suite

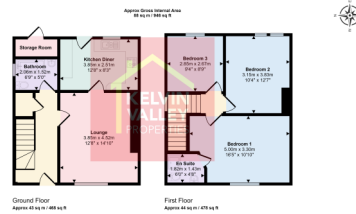
Well-spacious double bedroom to the front with carpeted floor area. En-suite wet floor shower room with shower, washhand basin & W.C.

### Bedroom 2

Double bedroom, this time to the rear with carpeted floor area. Large wardrobes included.

### Bedroom 3

Double bedroom with window to the rear overlooking the back garden. Carpeted floor.



### Bathroom

Fitted bathroom on the lower level, with bath, wash hand basin and W.C. Tiled floor and walls. Textured glass window to the side.

### Gardens

Private front, side and rear gardens, which are landscaped and have areas of lawn. Shed and greenhouse included in the sale.

### Sales Information

All floor coverings, light fittings & blinds included. No warranties with appliances.

### Property Summary

A spacious and affordable family home in this popular location, close to the centre of the town. Opportunity to add value and also potential to create a driveway similar to neighbouring properties. 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.

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/2468**



**Post Code for Sat Nav**

**G65 0LW**