



# 19 MONTROSE GARDENS, KILSYTH

O / o £95,000

Offering an affordable opportunity in a popular area, is this **two bedroom mid-terraced house** in Montrose Gardens, Kilsyth. Presented to the market by award winning local agent Kelvin Valley Properties, this affordable home would be an ideal purchase for a developer, landlord, or first time buyer who is keen to put their own stamp on a property with the potential to add value. Internally there is a lounge to the front, fitted breakfasting kitchen, two double bedrooms, and a fitted shower room. Externally there are private gardens to both front & rear. The full property details & home report can be accessed on the Kelvin Valley website.



- Affordable terraced house
- Opportunity to add value
- Two double bedrooms
- Private front and rear gardens
- Popular residential area
- Gas central heating & double glazing
- Ideal for landlord / 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](mailto:sales@kvps.co.uk) Website: [www.kvps.co.uk](http://www.kvps.co.uk)



### Entrance

From the roadside, you proceed up a few steps to the front of the property, with access via the front door.

### Lounge

Spacious lounge with ample space for furniture. Feature wall. Large window to the front allowing plenty of light into the room. Laminate flooring.

### Breakfasting Kitchen

Fitted kitchen with base and wall mounted storage units and extensive work surface. Integral sink. Window to the rear overlooking the back garden. Vinyl floor covering. Large understairs cupboard. Ample space for a small table and chairs.

### Bedroom 1

Well-proportioned double bedroom with window to the front. Fitted wardrobes and corner cupboard. Carpeted floor area.

### Bedroom 2

Further bedroom, this time with window to the rear overlooking the back garden. Fitted wardrobe/cupboard space. Carpeted floor area.

### Shower Room

Fitted shower room with shower in enclosure, wash hand basin in vanity unit, and W.C. Wet wall panelling. Textured glass window to rear.

### Gardens

Private gardens to both front and rear, both laid to lawn. External storage cellar-style cupboard.

### Sales Information

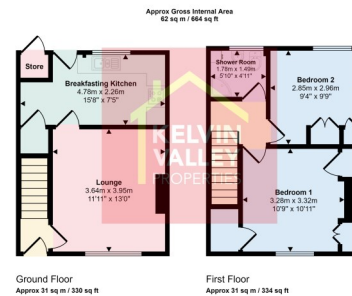
All floor coverings, light fittings & blinds included. The property is sold as seen with no warranties.

### Property Summary

An affordable terraced house in a popular part of the town. Ideal for a landlord or first time buyer keen to put their own stamp on something, with the potential to add value. 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.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error. Consult or re-measure! Some of items such as bathrooms fixtures are representations only and may not look like the real items. Made with Magic Strategy 360.

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/2503



Post Code for Sat Nav

G65 9BG