



KILSYTH

7 COVENANTERS COURT

F/p £169,995

Contemporary two bed ground floor, main door flat in sought after location

Seldom available - Private development - Spacious interior - Opportunity to add value - EER C



- Seldom available ground floor flat
- Sought-after exclusive development
- Only 8 properties in total
- Own main door entry (no close)
- Spacious interior
- Private residents parking
- Opportunity to add value
- Energy efficiency rating C

Anyone looking for a luxury flat in a sought-after location isn't going to want to miss this **modern two bedroom ground floor flat** in sought-after Covenanters Court in Kilsyth. Situated in a quiet and exclusive development of only 8 properties, this is one of only 4 that has its own main door entry and is also the style that has the large bay/turret window formation in the lounge. These properties hardly ever come onto the market, so we recommend that interested parties move fast to secure a viewing. Internally the property has a large lounge with dining area, fitted kitchen, two double bedrooms (master is en-suite) and a spacious main bathroom. There is also excellent storage throughout. Eternally there is private residents parking and shared common grounds maintained by the factor.



Lounge / Dining (15'3 x 10'8)

Spacious lounge with bay/turret window formation allowing plenty of light into the room. Ample space for both living and dining furniture in this large and bright room. The floor area is laminate and the room has two radiators to ensure it is kept warm.



Kitchen (11'2 x 7'10)

Fitted kitchen with quality wooden storage units and extensive work surfaces. Integral sink, hob and extractor hood. The fridge/freezer, dishwasher & washing machine are also integrated and included in the sale.



Master Bedroom & En-Suite (10'10 x 10'10)

Spacious master bedroom to the rear of the of property. Has laminate flooring as well as fitted mirrored wardrobes offering excellent storage. Also has an en-suite shower room with shower in cabinet, wash hand basin, and W.C.



Bedroom 2 (12'6 x 10'11)

Spacious double bedroom to the front, with two windows allowing plenty of light into the room. Fitted mirrored wardrobes offering plenty of storage, and laminate flooring. Wallpapered walls.

Bathroom (8'0 x 6'9)

Spacious and modern fitted bathroom, with bath, wash hand basin, and W.C. . White gloss vanity/ storage units. Tiled floor and walls. Fitted mirrored included in the sale.

Gardens & Parking

Common residents grounds to all sides, maintained by the factor for a monthly fee. Private residents parking to the front, with plenty of spaces.

Heating & Glazing

Gas central heating & double glazing.

Sales Information

All fixtures, fittings and floor coverings included.

Property Summary

A fantastic opportunity to acquire one of the seldom available main door flats in the sought-after Covenanters Court development. This small and exclusive development only has 8 properties in it and is well-known locally for being one of the best places to live in the town. The property will require some sympathetic upgrading/redecoration in areas, which is reflected in the competitive asking price. Early viewing is advised to avoid disappointment.

Area Summary

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. Major motorway networks close by.

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: **K2425**



Post Code for Sat Nav

G65 0PW