



1/2, 13 DUNTREATH TERRACE, KILSYTH F / P £74,000

Duntreath Terrace is positioned right in the centre of Kilsyth, and is a lovely period building running adjacent to the picturesque Burngreen. Award winning local agent Kelvin Valley Properties present to the market this **attractive one bedroom upper flat** boasting a contemporary interior and a fantastic location close to all local amenities. Internally there is a spacious lounge with dining area, fitted kitchen, a large double bedroom with fitted wardrobes, and a contemporary fitted shower room. Externally there are residents' gardens to the rear. Ideal for a 1st time buyer. The full property details & home report are on the Kelvin Valley website.



- Well-presented upper floor flat
- Superb central location
- Excellent views over the attractive Burngreen
- Residents gardens to the rear
- Fitted kitchen and bathroom
- Gas central heating & double glazing
- Ideal for a first 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 covered close leading to the back of the building, from where the upper flats are accessed. Go to your right and you will see the newly resurfaced staircase. Proceed upstairs and access Flat 1/2 via the right-hand door.

Lounge / Dining

Contemporary lounge with modern décor and wooden flooring. Window to the rear. Ample space for both a sofa and table and chairs for dining.

Kitchen

Fitted kitchen with base and wall mounted storage units. Worksurface with integral sink. The white goods are available for purchase by negotiation if desired. Tiled walls. Vinyl floor covering.

Bedroom

Well-proportioned double bedroom to the front. Fitted wardrobes provide excellent storage. Wood flooring. Wallpapered feature wall.

Shower Room

Contemporary shower room with shower in enclosure, wash hand basin in vanity unit and W.C. Tiled walls. Vinyl flooring.

Sales Information

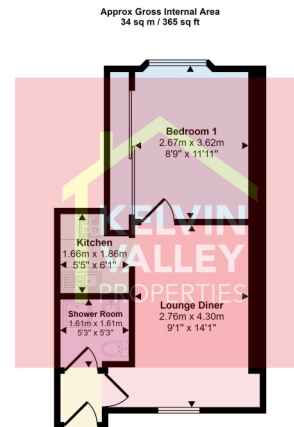
All floor coverings, light fittings & blinds included.

Property Summary

An attractive upper period flat in a sought-after central location. These flats are ideal for first time buyers and this one is presented with a modern interior. Shared residents gardens to the rear. Close to all local amenities due to being in such a central location overlooking the Burngreen. 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.



Floorplan

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

Viewings

**By appointment only
through Kelvin Valley Properties**

Office Contact: **John or Paul**

Reference Number: **K/2452**



Post Code for Sat Nav

G65 0AA