

Offering fantastic views down the Kelvin Valley and of the Campsie Fells, is this **affordable two bedroom end terraced** house in the well-connected village of Twechar in East Dunbartonshire. Benefitting from being on a large plot with substantial side garden allowing for the addition of a driveway, this home could be ideal for a first time buyer looking or someone looking to relocate to a quiet village location. Internally there is a lounge with dining area, fitted kitchen, two double bedrooms, and a fitted shower room. Externally there are private sections of garden. Full property details and home report can be accessed on the Kelvin Valley website.



- Superb views down the Kelvin Valley
- Large corner plot
- Substantial side garden
- Opportunity to add value
- Quiet village location
- Space to create a private driveway
- Gas central heating
- Energy efficiency rating D





## Entrance

From the roadside, you access the path leading to the front door. This leads into the entrance hallway from where you can access the lounge, kitchen and the staircase to the upper level.

## Lounge / Dining

Spacious lounge with carpeted floor areas. Benefits from being dual-aspect with windows to both front and rear. Ample space for both living and dining furniture.

## Kitchen

Modern fitted kitchen with base and wall mounted storage units and extensive work surface. Integral sink and oven/hob/hood. The double oven is not working and no warranty is offered as it will need replaced. Space for washing machine.

## Bedroom 1

Well-proportioned double bedroom with fantastic views down the Kelvin Valley. The

wardrobes are included in the sale. Corner cupboard over the stairs. Carpeted.

## Bedroom 2

Further double bedroom, this time to the rear. Carpeted floor area.

## Shower Room

Modern shower room with shower in enclosure, wash hand basin, and W.C. Textured glass window to the rear. Tiled floor and walls.

## Sales Information

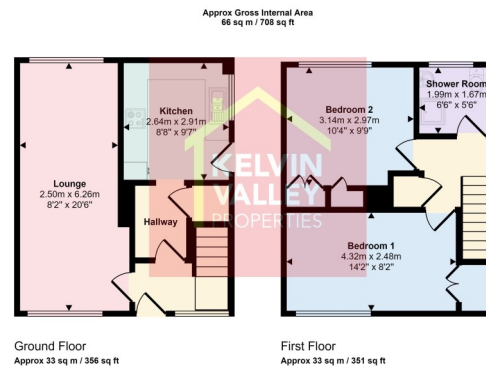
All floor coverings, light fittings & blinds included.

## Property Summary

An affordable end-terraced house in a quiet village location. Benefits from having fantastic views and a large side garden with opportunity to create a private driveway. Ideal for someone looking to put their own stamp on a property - will require some internal modernisation in areas. Early viewing is advised to avoid disappointment.

## Area Details

Twechar is a small village situated near Kilsyth in central Scotland. There are a number of local amenities and the village is near to motorway and railway links. The village is within a few minutes drive of the larger towns of Kilsyth, Kirkintilloch and Cumbernauld, which offer many more amenities.



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.

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## Viewings

By appointment only  
through Kelvin Valley Properties

Office Contact: John

Reference Number: K/2453



Post Code for Sat Nav

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