



13 ABERCROMBIE PLACE, KILSYTH F/P £102,500

Award-winning local agent Kelvin Valley Properties are delighted to present to the market this **affordable two bedroom terraced house** in the quiet Abercrombie Place cul-de-sac in Kilsyth. Situated just off Westfield Road in a small street of only a handful of properties, it presents buyers with the opportunity to redecorate and put their own stamp on a home with lots of potential. Internally there is a lounge, fitted kitchen, two double bedrooms, and a fitted bath room. Externally there is an enclosed private rear garden. Early viewing is recommended. The full property details and home report can be accessed on the Kelvin Valley website.



- Situated in a quiet cul-de-sac
- Affordable price
- Private garden
- Desirable area
- Opportunity to redecorate & add value
- Gas central heating and double glazing
- Ideal for a first time buyer or landlord
- Energy efficiency rating D

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 front of the terrace and number 13 is the 2nd house in from the right hand side.

Lounge / Dining

Spacious and contemporary lounge with laminate flooring. Large window to the front. Plenty of space for both living and dining furniture. Fire & surround included in the sale.

Kitchen

Modern fitted kitchen with base and wall mounted storage units and extensive work surface. Integrated appliances included in the sale. Space and plumbing for a washing machine.

Bedroom 1

Well-proportioned double bedroom with fitted storage. Laminate flooring. Plenty of space for bedroom furniture.

Bedroom 2

Further double bedroom, this time to the rear of the property. Carpeted floor area. Window overlooking the back garden. Large fitted wardrobes offering plenty of storage.

Bathroom

Fitted bathroom with bath, wash hand basin and W.C. Electric shower fitted above the bath. Textured glass window to the rear. Tiled walls.

Sales Information

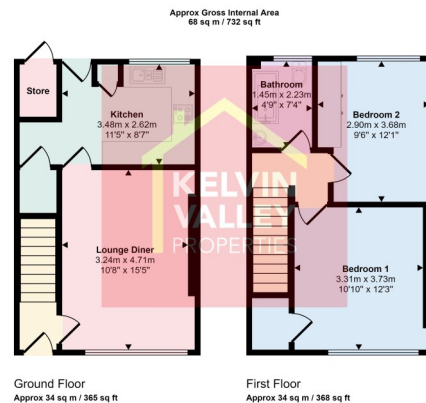
All floor coverings, light fittings & blinds included.

Property Summary

An affordable terraced house in a popular part of the town, benefitting from having a spacious interior and private garden. Ideal for a first time buyer or a landlord due to being affordable and offering the potential to increase the 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.



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

Reference Number: K/2456



Post Code for Sat Nav

G65 9AW