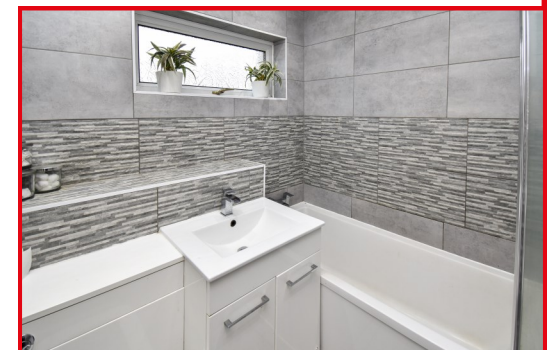




175 RENNIE ROAD, KILSYTH

F/P £112,995

Offering spacious family living within an affordable price range is this **three bedroom terraced house** near the top of Rennie Road in Kilsyth. Presented to the market by award winning local agent Kelvin Valley Properties, these house types were commonly known as the 'Scottish Special' at the time of construction and they boast a large floorspace as well as storage in all of the bedrooms. Internally there is a large lounge, fitted kitchen, open plan dining area, three double bedrooms, and a contemporary fitted bathroom. Externally there are private gardens to both front and rear. The property also boasts spectacular views across the Kelvin Valley.



- Spacious 3 bedroom family home
- Stunning views across the Kelvin Valley
- Affordable price
- Private front and rear gardens
- Gas central heating and double glazing
- Contemporary kitchen & bathroom
- Would benefit from internal redecoration
- 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 a small set of stairs leading to the pathway at the front of the terrace.

Lounge (15'8 x 15'2)

Large lounge with light decor. Window to the front allowing plenty of light into the room. Laminate flooring. Plenty of space for furniture. The fire and wall-mounted TV (both untested) are included in the sale.

Kitchen (10'0 x 9'7)

Modern fitted kitchen with base and wall mounted storage units and extensive work surface. Integral sink and oven/hob/hood. Window to the rear overlooking the back garden. Open plan access to the dining room.

Dining Room (9'9 x 8'4)

Open plan from the kitchen with window to rear.

Bedroom 1 (14'6 x 8'4)

Well-proportioned double bedroom with fitted storage and carpeted floor area. Window to the front offering superb views across the Kelvin Valley. Downlighters in the ceiling.

Bedroom 2 (12'2 x 8'10)

Double bedroom to the rear with two storage cupboard. Carpeted floor area.

Bedroom 3 (11'5 x 10'4)

The smallest bedroom is still double size and also has a storage cupboard. Carpeted.

Bathroom (6'7 x 5'5)

Contemporary bathroom with bath, wash hand basin in vanity unit and W.C. Shower fitted above the bath. Tiled floor and walls. Heated towel radiator. Upvc ceiling with spotlights.

Sales Information

Floor coverings, light fittings & blinds included. Built in security cameras with full colour recording & night vision.

Property Summary

A spacious and affordable family home, with superb views from the upstairs rooms to the front. The property will require some internal modernisation in areas, but it presents an opportunity to create a lovely family home once the work is completed. 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 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: **K/2410**



Post Code for Sat Nav

G65 9PR