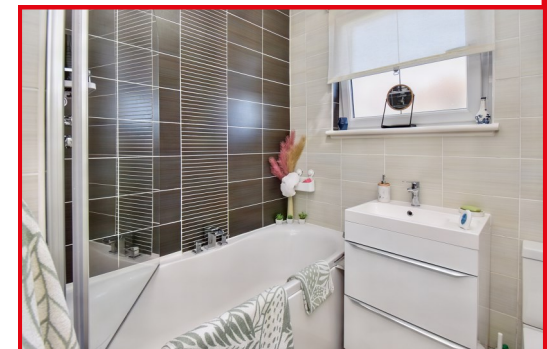




# 7 ELGIN PLACE, KILSYTH

O/O £77,995

Boasting large rooms and an attractive interior, is this **spacious two bedroom lower cottage flat** in Elgin Place in Kilsyth. Presented to the market by award-winning local agent Kelvin Valley Properties, this beautifully presented property would be ideal for a first time buyer or someone downsizing who wants to be on the ground floor. Internally there is a large lounge, modern white gloss kitchen, two double bedrooms and a contemporary bathroom. Externally the front garden is owned by the property and it also has a private driveway and access to a drying green. The full property details and home report can be accessed on the Kelvin Valley website.



- Contemporary ground floor flat
- Large rooms
- Beautiful modern interior
- Upgraded windows, kitchen & bathroom
- Private driveway to the front
- Section of private garden
- Sought-after area
- Energy efficiency rating C

Local Office: 23 Main Street, Kilsyth, Near Glasgow, G65 0AH  
Tel : 0800 133 7775 Email: [sales@kvps.co.uk](mailto:sales@kvps.co.uk) Website: [www.kvps.co.uk](http://www.kvps.co.uk)



## Entrance

From the roadside, you access the pathway leading past the private front garden to the front door.

## Lounge / Dining

Contemporary lounge with modern decor. Triple window to the front. Laminate flooring. Plenty of space for furniture, including a table and chairs if desired.

## Kitchen

Attractive and upgraded fitted kitchen with base and wall mounted white gloss storage units and extensive work surface. Integral sink and oven/hob. Window to the rear and back door accessing the rear drying green.

## Bedroom 1

Well-proportioned double bedroom with fitted wardrobes. Carpeted floor area. Neutral décor.

## Bedroom 2

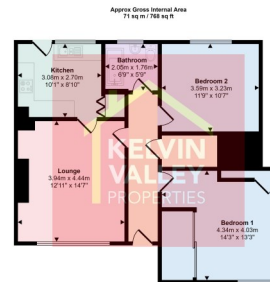
Further double bedroom, this time to the rear of the property. Carpeted floor area.

## Bathroom

Contemporary bathroom with bath, wash hand basin in vanity unit and W.C. Shower and screen fitted above the bath. Tiled walls. Textured glass window to the rear allowing natural light into the room.

## Gardens & Driveway

Attractive private front garden and driveway. Access to a shared drying green to the rear.



Floorplan

## Sales Information

All floor coverings, light fittings & blinds included.

## Property Summary

A modern and seldom available two bedroom cottage flat in a popular part of Kilsyth. Benefits from having a modern interior as well as a private driveway offering off-road parking. Ideal for a first time buyer or someone downsizing. 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](http://www.tpos.co.uk)

## Viewings

By appointment only  
through Kelvin Valley Properties

Office Contact: John or Paul

Reference Number: K/2464



Post Code for Sat Nav

G65 9UW