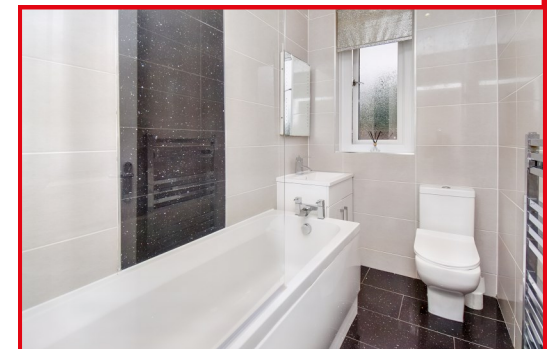




# 49 HAUGHTON AVENUE, KILSYTH

O / o £89,995

Boasting a spacious and well-presented family size interior, is this **large three bedroom upper cottage flat** on popular Haughton Avenue in Kilsyth. Benefitting from having just been freshly decorated, the property is brought the market by award winning local agent Kelvin Valley Properties and would be ideal for a first time buyer or investor looking to an excellent return. Internally there is a large lounge, modern fitted kitchen, 3 bedrooms, and a contemporary bathroom. Externally there is shared access to the side leading to a private L-shaped rear garden, with a private drying green. The property details & home report can be accessed on the Kelvin Valley website.



- Large top floor flat
- Three double bedrooms
- Contemporary kitchen and bathroom
- Private rear garden
- Shared access to side
- Large loft space
- Gas central heating & double glazing
- 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 shared access path/driveway to the side which leads to the main door (located in the side of the building).

## Lounge / Dining

Contemporary lounge with modern decor. Windows to the front. Laminate flooring. Plenty of space for both lounge and dining furniture.

## Kitchen

Attractive modern fitted kitchen with base and wall mounted storage units and extensive work surface. Integral sink and oven/hob/hood. Remaining appliances also integrated and included. Window to rear. Fitted breakfast bar.

## Bedroom 1

Large double bedroom with fitted wardrobes and laminate floor area. Windows to the front. Plenty space for furniture.

## Bedroom 2

Further double bedroom, with freshly carpeted floor area. Window to the front. Ample space for furniture.

## Bedroom 3

Further bedroom to the rear, which could also be used as a dining room or home office. Newly carpeted floor area.

## Bathroom

Contemporary bathroom with bath, wash hand basin in vanity unit and W.C. Shower and screen fitted above the bath. Fully tiled.

## Gardens

Shared access to side. Private L-shaped garden to rear and access to shared drying green.

## Sales Information

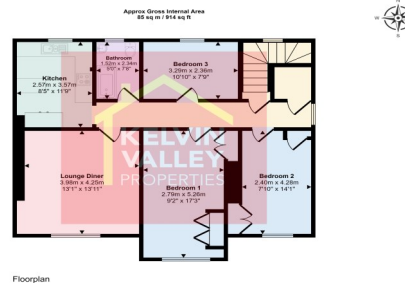
Floor coverings, light fittings & blinds included.

## Property Summary

A large and seldom available three bedroom upper cottage flat in a popular area. Benefits from being on the top floor with loft space. Attractive interior. Early viewing is recommended.

## 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/2479



Post Code for Sat Nav

G65 0DU