



# 1 MARKET COURT, KILSYTH

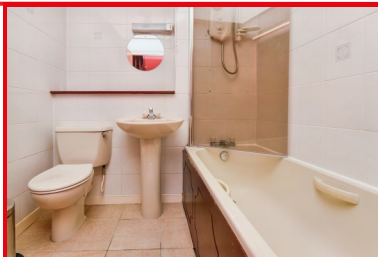
F/P £71,995

Situated in a fantastic central location adjacent to the Market Square in Kilsyth, is this **two bedroom upper maisonette flat** in popular Market Court. Likely to be popular with first time buyers and downsizers due to being close to all local amenities, the flat will require some internal modernisation which is reflected in the competitive asking price. Presented to the market by award winning local agent Kelvin Valley Properties, the flat comprises of a lounge with dining area, fitted kitchen, two bedrooms with storage, and fitted bathroom with a shower over the bath. Externally there is access to a residents shared drying green. Early viewing is recommended.



- Central location adjacent to Market Square
- Affordable asking price
- Two bedrooms
- Opportunity to add value
- Ideal for a 1st time buyer or downsizer
- Views of the Kilsyth Hills to the front
- Access to shared drying green to the rear
- 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 to the lockable close door. This in turn provides access to only two flats, of which Number 1 is the one at the top right of the internal stairs.

## Lounge ( 13'6 x 9'7 )

Spacious lounge situated on the ground floor of this maisonette flat with laminate flooring and large window formation to the front allowing plenty of light into the room. Ample space for both living furniture as well as a small table and chairs.

## Kitchen ( 9'9 x 7'3 )

Fitted kitchen with base and wall mounted storage units and extensive worksurface. Integral sink and oven/hob/hood. The fridge and the washing machine are also included in the sale. Double window to the rear.

## Bedroom 1 ( 13'6 x 9'5 )

On the upper level there is a well-proportioned double bedroom with fitted mirrored wardrobes as well as a separate cupboard. Bay-style window to the front offering views of the Kilsyth Hills. Carpeted floor area.

## Bedroom 2 ( 13'7 x 9'11 )

Further bedroom, that could also be used as a home office. Carpeted floor area. Storage access into the eaves. Window to the rear.

## Bathroom ( 6'3 x 6'1 )

Fitted bathroom with bath, wash hand basin and W.C. Electric shower and a shower screen fitted above the bath. Tiled floor and walls.

## Sales Information

All floor coverings, light fittings & blinds included.

## Property Summary

An affordable two bedroom maisonette flat in a very central location, close to all local amenities. Has excellent views of the Kilsyth Hills from one of the upstairs bedrooms. Ideal for a first time buyer or downsizer, and presents the opportunity to modernise and add value. Also has access to a shared drying green at the rear. Early viewing is advised to avoid disappointment.

## Area Details

Kilsyth offers a number of amenities including shops, health & leisure, primary & secondary school 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](http://www.tpos.co.uk)

## Viewings

**By appointment only  
through Kelvin Valley Properties**

Office Contact: **John or Carol**

Reference Number: **K/2405**



**Post Code for Sat Nav**

**G65 0BJ**