

Positioned in a fantastic central location overlooking the Market Square in Kilsyth, is this **two bedroom period property** with private garden. Having level access as well as being adjacent to local amenities, this property would be ideal for someone who wishes to downsize and move into the centre of the town but still retain a garden and feel like they were living in a house rather than a flat. Presented to the market by award winning Kelvin Valley Properties, the flat comprises of a lounge, kitchen with breakfasting area, two double bedrooms, a shower room, and a separate cloaks. Externally there is a private landscaped south-facing garden.



- Spacious period property
- Landscaped private south-facing garden
- Central location overlooking Market Square
- Large loft with development potential
- Close to all local amenities
- Large breakfasting kitchen
- Gas central heating and double glazing
- Energy efficiency rating D



Entrance

The property can be accessed from either Market Square or UP Lane in Kilsyth via a pathway which leads to a private gate. Enter through the private gate into the landscaped gardens where a pathway takes you to the main door.

Lounge (12'8 x 12'3)

Spacious lounge with window offering views over the Market Square and towards the Kilsyth Hills. Carpeted floor area. The fire is included in the sale. Ample space for furniture.

Breakfasting Kitchen (13'9 x 9'6)

Fitted kitchen with base and wall mounted storage units and extensive work surface. Large breakfast bar provides an area for eating. Integral sink, double oven, hob and extractor. Window overlooking the gardens.

Bedroom 1 (12'7 x 9'10)

Large double bedroom with fitted mirrored wardrobes offering excellent storage. Window overlooking the Market Square. Carpeted floor area.

Bedroom 2 (10'5 x 10'4)

Further bedroom, also double size and this time to the other side of the property with window overlooking the landscaped gardens. Carpeted.

Shower Room

Accessed from the main hallway, with walk-in shower enclosure and wet wall panelling. Textured glass window to the side.

Cloaks

Separate cloaks with W.C. and wash hand basin.

Sales Information

Floor coverings, light fittings & blinds included.

Property Summary

A unique and spacious period property in a fantastic central location overlooking Market Square in Kilsyth. Benefits from being close to all amenities and having a lovely landscaped garden, which is south-facing. The property would be ideal for someone looking to downsize and still want to live in a quality home with private garden space. 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.

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Viewings

**By appointment only
through Kelvin Valley Properties**

Office Contact: **John or Carol**

Reference Number: **K/2434**



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