



FLAT 4, 3 BANKWOOD DRIVE, KILSYTH O / o £159,995

Discerning buyers won't want to miss this **rarely available two bedroom corner flat** in sought after Bankwood Drive in Kilsyth. Presented to the market by award winning local agent Kelvin Valley Properties, these bright and spacious corner flats are amongst the most sought after in the development by renowned housebuilder Dawn Homes. This one would be ideal for someone downsizing or professional first time buyers. Internally the property boasts a large lounge with two Parisian balconies, fitted kitchen, two double bedrooms with fitted wardrobes (master is en-suite) and a main shower room. Externally there is residents parking and shared grounds.



- Spacious and seldom available corner flat
- Upgraded throughout, including new en-suite
- Contemporary neutral décor
- Highly sought after development
- Close to town centre & amenities
- Ideal for downsizing or first time buyers
- Security entrance & private parking
- Energy efficiency rating B

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 security entrance to the rear of the block 3, proceed up one flight of stairs and you will see the door to number 4 on your right-hand side.

Reception

The quality front door leads into the hallway which accesses all the main rooms within the property. There is plenty of storage here, with two fitted storage cupboards.

Lounge / Dining (20'2 x 11'5)

The large lounge has two sets of French Doors with Parisian balconies to both the front and side. There is also a separate double window, meaning that this room is flooded with natural light every day. Contemporary décor and carpeted floor area. Plenty of space for own furniture.

Breakfasting Kitchen (13'3 x 12'8)

Modern, fully fitted kitchen with ample base and wall mounted storage units. Extensive work surface, with integrated oven, hob and chimney hood. The washing machine is integrated and included in the sale as well as a free standing fridge freezer. Tiled floor. Ample space for a table and chairs. Double window to the side.

Bedroom 1 & En-suite (17'11 x 8'9)

The master bedroom is well-proportioned with fitted wardrobes offering excellent storage. There is also an additional storage cupboard adjacent to the en-suite. Carpeted floor area. The en-suite shower room has just been upgraded and boasts a walk-in shower, wash hand basin and W.C.

Bedroom 2 (11'5 x 9'6)

Another good-sized double bedroom, again with fitted wardrobes offering excellent storage. Carpeted floor.

Shower Room (7'11 x 6'6)

Spacious and upgraded main shower room, accessed from the hallway. Boasts a walk-in shower, low flush W.C. and pedestal wash hand basin. Screen fitted to the side of the walk-in shower. Fully tiled walls and floor for your convenience.

Gardens

Shared gardens on all sides of the property are maintained by the factor for an annual fee.

Heating & Windows

Gas central heating and double glazing.

Sales Note

All floor coverings, light fittings and blinds included in the sale. Some items of furniture may be available for sale with the property.

Summary

A stunning modern flat in a sought after area, benefitting from being in a corner position. The property would be ideal for someone looking to downsize to quality accommodation in a central location, or professional first time buyers. Early viewing of this sought-after property is highly recommended to avoid disappointment.

Area Summary

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/2440**



Post Code for Sat Nav

G65 0GZ