



17 KINGSWAY, KILSYTH

O / o £49,995

Requiring full internal renovation and ideal for a landlord/investor, is this **spacious two bedroom upper cottage flat** on Kingsway in Kilsyth. Offered at an affordable price to reflect the internal upgrading that will be required, the flat presents a fantastic opportunity add value to a centrally positioned property in a popular location. Internally there is a large lounge, part-fitted kitchen, two double bedrooms, and a part-fitted bathroom. Externally there is a private L-shaped section of garden to the rear, as well as access to a shared drying green. The full property details and home report can be accessed on the Kelvin Valley website.



- Spacious upper cottage flat with balcony
- In need of internal renovation
- Opportunity to add value
- Section of private garden to rear
- Close to the centre of the town
- Gas central heating & double glazing
- Ideal for a landlord /investor
- Energy efficiency rating C

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 roadside, you access the pathway to the side of the building from where you access the main door. The doors leads into the entrance vestibule which in turn accesses the staircase to the upper level.

Lounge

Spacious lounge with triple window to the front. Carpeted floor area. Fire and surround included (untested, no warranty). Plenty of space for furniture.

Kitchen

Traditional part-fitted kitchen with some storage units and workspace. Windows to the rear. Requires upgrading to modern standards.

Bedroom 1

Well-proportioned double bedroom with corner window and carpeted floor area. Door to the balcony from here.

Bedroom 2

Further double bedroom, this time to the rear. Carpeted floor area. Plenty of space for furniture.

Bathroom

Traditional bathroom with bath, wash hand basin and W.C. Shower and screen to bath. Will require upgrading to modern standards. Textured glass window to the rear allowing natural light into the room.

Sales Information

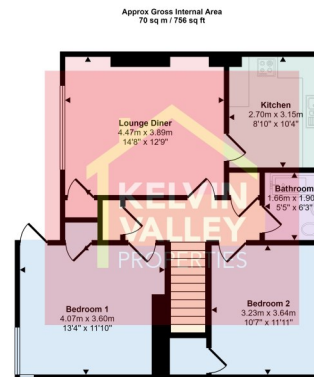
Large loft with folding loft ladder. All floor coverings, light fittings & blinds included.

Property Summary

A spacious and affordable cottage flat in a popular location close to the centre of the town. Opportunity to renovate and add value, making this ideal for a landlord/investor to purchase. 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.



Floorplan

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

Viewings

By appointment only
through Kelvin Valley Properties

Office Contact: John or Paul

Reference Number: K/2459



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