



7 DUNTREATH TERRACE, KILSYTH

F/P £55,000

Kelvin Valley Properties are delighted to present this **one bedroom traditional sandstone ground floor flat**. The property on Duntreath Terrace consists of a lounge, open plan fitted kitchen, bedroom and bathroom. The flat has neutral décor throughout and offers lovely views across the Burngreen park. Ideally located close to local amenities this property would provide a great step onto the local property market or for downsizing. Early viewing advised!



- £5000 Discount Off Home Report
- Great 1st time buy
- Gas central heating
- Quiet central location
- Energy efficiency rating D
- Council tax band A

Local Office: 23 Main Street, Kilsyth, Near Glasgow, G65 0AH

Tel : (01236) 826661 Fax : (01236) 826699 Email: [sales@kvps.co.uk](mailto:sales@kvps.co.uk) Website: [www.kvps.co.uk](http://www.kvps.co.uk)



# Kelvin Valley Properties



## Entrance

From the front by way of the private road.

## Reception

Through a quality front door, the reception area leads into the lounge area.

## Lounge ( 15' x 14'11 )

Spacious, bright, open plan living room with windows to the front looking out towards the burn and the park area. The area boasts laminate flooring and modern décor. A beautiful room for contemporary living.

## Kitchen Area

Forming part of the open plan lounge area is the modern, fully fitted kitchen area. It contains ample base and wall mounted storage units as well as an extensive work surface with integral sink. The integrated cooker, hob & hood are included, as is the fridge/freezer and washing machine.

## Bedroom ( 11'6 x 9'2 )

The double bedroom looks out onto the attractive rear garden area. The room is bright and spacious. Laminate flooring covers the floor area.

## Bathroom ( 7'5 x 5'7 )

Fully fitted modern three piece suite comprising low flush W.C, pedestal wash hand basin, and corner bath with electric shower. There is a translucent glass window to the rear.



## Garden

Secluded, shared established gardens to the rear, and a shared drying area. An attractive & quiet area in which to relax.



## Heating

Gas Central Heating.

## Double Glazing

The property benefits from full quality double glazing.

## Property Summary

Presented in walk-in condition, don't miss out on this lovely ground floor flat. Tastefully decorated throughout and lovely views over the Burngreen.



## 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.

Fixtures & Fittings: 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.

Photographs: These are reproduced and included for general information and it must not be inferred that any item is included for sale with the property

Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it.

Note - This schedule is thought to be materially correct although its accuracy is not guaranteed and it does not form part of any contract

## 'Helping You to Sell Your Property'

Viewing: **By appointment through the selling agents on (01236) 826661**

Office Contact: **John**

Reference Number: **K/1374**

*From the junction of the A803 and the B802 (roundabout), take the road to Falkirk/Stirling. Proceed ahead passing the Coachman on your left before turning right into Charles Street. Proceed along to the end of the road, turning left into Duntreath Terrace at the burn. No.7 is approx. 1/3rd of the way along the terrace.*