

36 Kelvin Way

KILSYTH, NORTH LANARKSHIRE, G65 9UL



*THIS PROPERTY IS SUBJECT TO A
BUYER'S PREMIUM*



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McEwan Fraser Legal are delighted to present to the market this spacious four-bedroom first-floor flat in the popular location of Kelvin Way in Kilsyth. With an easily maintained side garden and private garden to the rear, these properties are popular whenever they come to the market. In need of some upgrading internally, the property offers a blank canvas for someone to come along and properly put their own stamp on it. The bright internal staircase leads to a long hallway from which all four bedrooms, the lounge and family bathroom are accessed. The lounge is bright and spacious and is of a size and dimension that would easily accommodate various furniture configurations. There is a feature fireplace and alcove storage either side of the chimney breast. The generous kitchen is fairly modern with bright work surface over plenty of base and wall-mounted units. There is a built-in double oven, hob, free-standing fridge-freezer, washing machine and dishwasher.

The family bathroom is both bright and spacious with a white suite and a shower over the bath with a quality glass screen. All 4 bedrooms are very generous in size, contributing to the popularity of these homes. The first bedroom has a generous built-in storage cupboard with an external window.



The Lounge







Bedroom 1





Bedroom 2



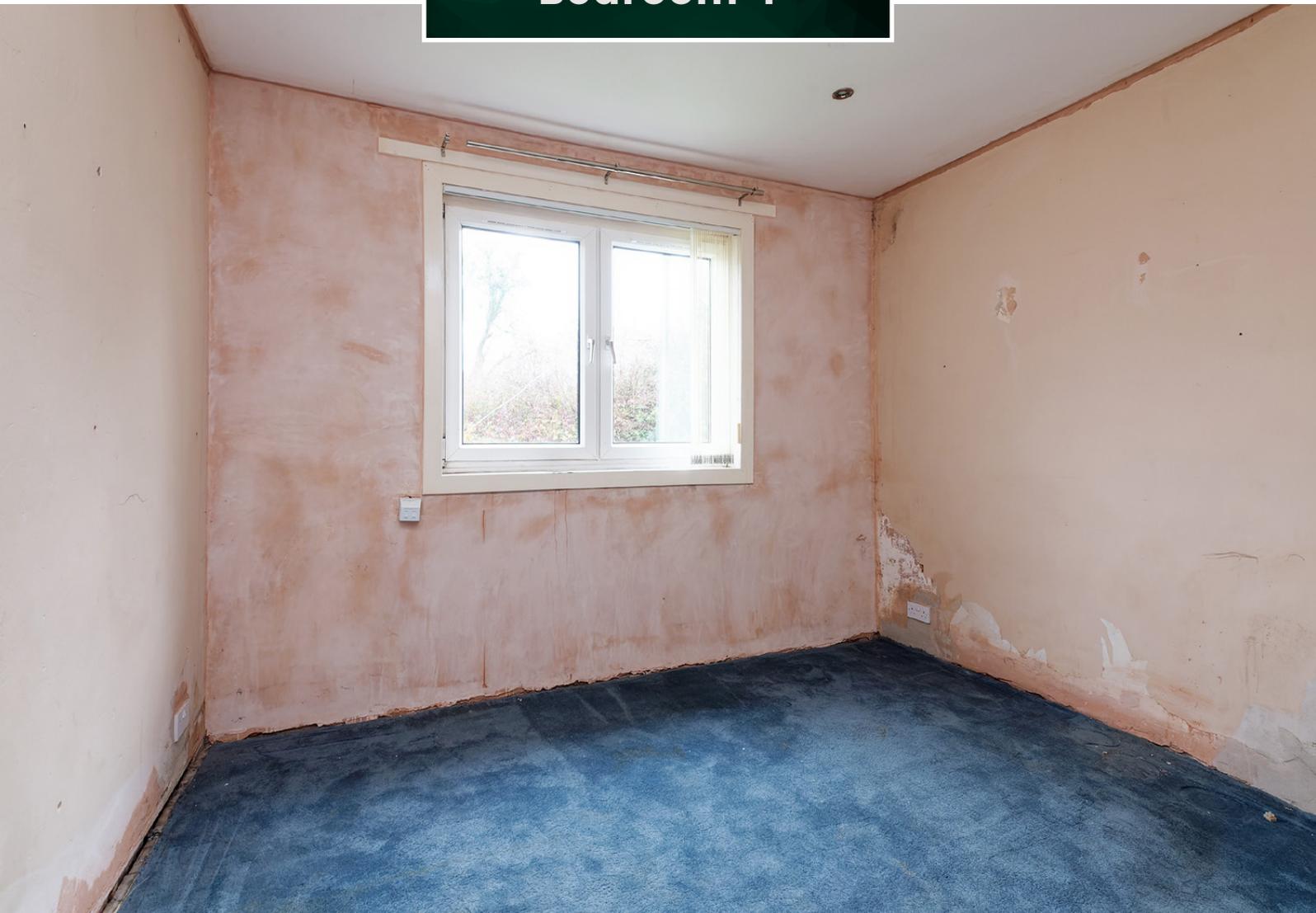


Bedroom 3

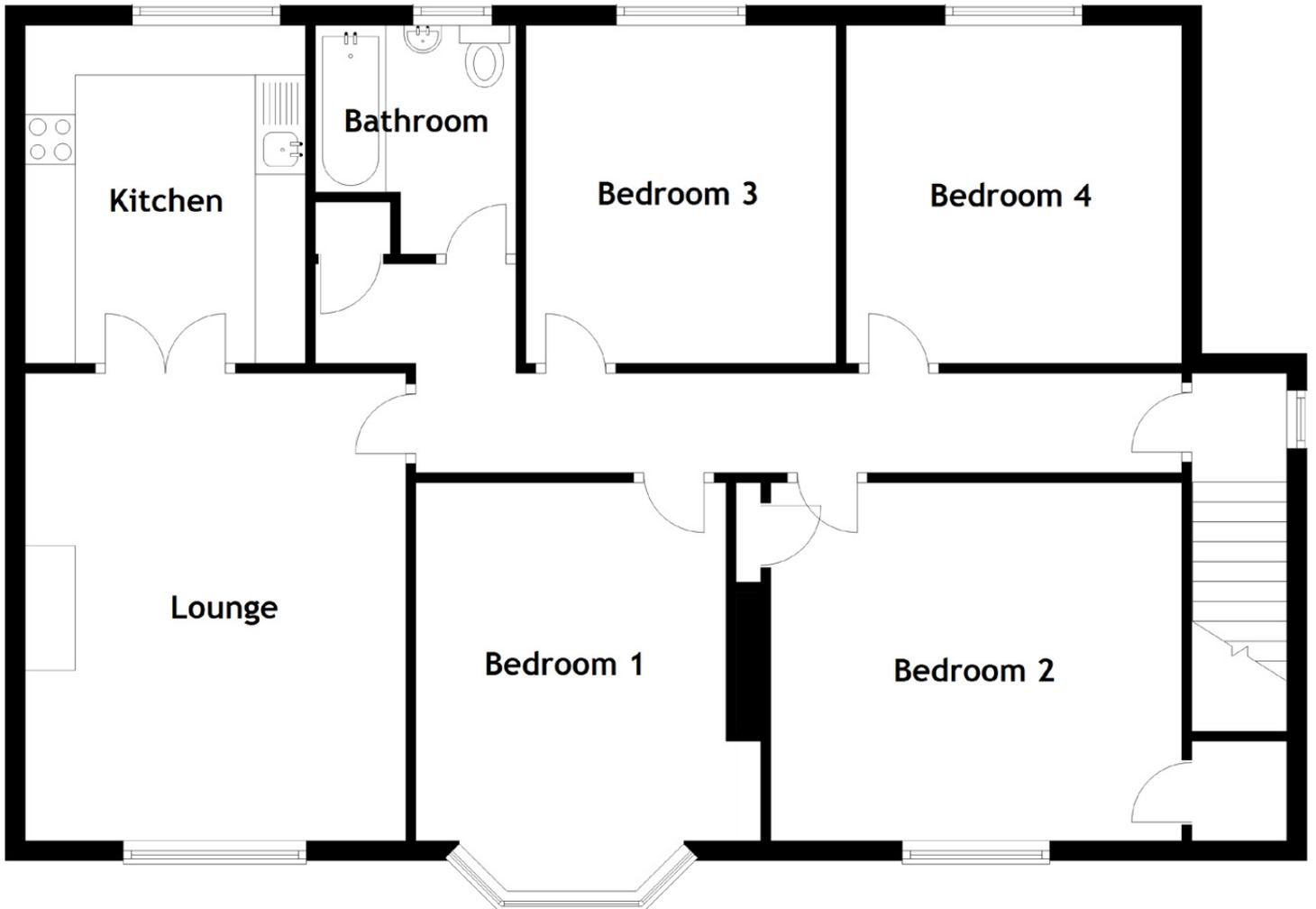




Bedroom 4







Approximate Dimensions

(Taken from the widest point)

Lounge	4.70m (15'5") x 3.80m (12'6")	Bedroom 4	3.40m (11'2") x 3.35m (11')
Kitchen	3.40m (11'2") x 2.80m (9'2")	Bathroom	2.30m (7'7") x 2.00m (6'7")
Bedroom 1	3.60m (11'10") x 3.10m (10'2")	Gross internal floor area (m ²): 109m ²	
Bedroom 2	4.10m (13'6") x 3.60m (11'10")	EPC Rating: C	
Bedroom 3	3.40m (11'2") x 3.10m (10'2")		

Floor Plan

This is a terrific opportunity for someone to upgrade a very spacious family accommodation at a popular location and would be ideally suited to a first-time buyer, growing family or even a canny Buy-to-Let investor looking for something that will easily rent quickly. Early viewing is highly recommended for this competitively-priced property.





From earliest recorded times Kilsyth was on one of the main routes between Glasgow, Falkirk and Edinburgh and it is very close to the Roman Antonine Wall, the Forth and Clyde Canal and the main Glasgow-Edinburgh railway line. The nearest railway station is Croy, approximately two and a half miles away with journey times to Glasgow in under fifteen minutes and Edinburgh in just over half an hour. The main M80 motorway is also close by, allowing commuting to centres of business and commerce throughout East, West and Central Scotland and connection to the M73 and M74 motorways heading south. Both Edinburgh and Glasgow airports are easily accessible. The location of the property is a short walk from the main street and on a main bus route this home is ideally situated for all local amenities.

The Location

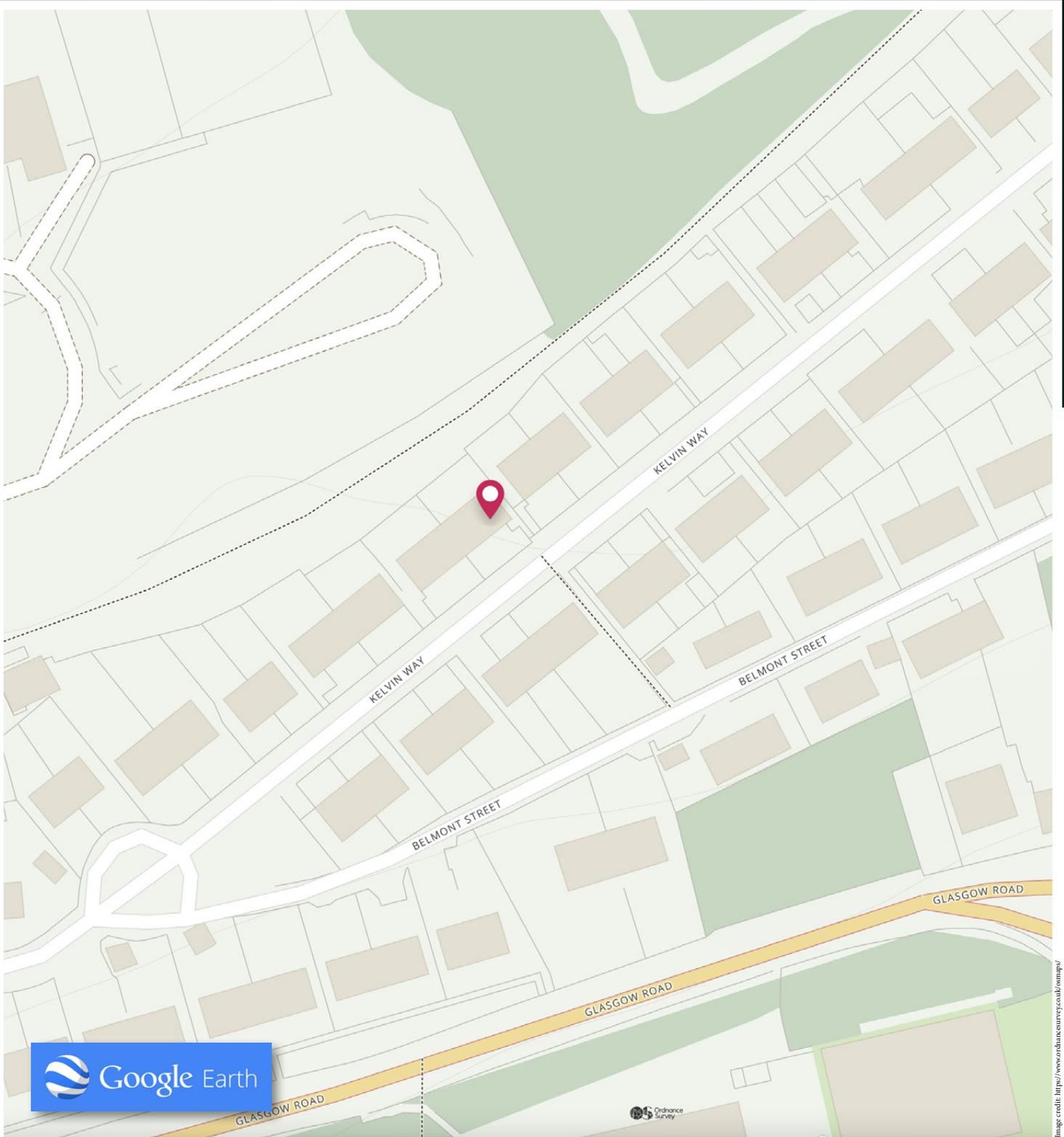


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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Available



THE SUNDAY TIMES
THE TIMES



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