

Fixed Price

£180,000

PENWORTH PROPERTIES

ESTATE AGENTS

Your Key to Property



3 BED 2 PUBLIC, 4 BATHROOM TRADITIONAL SEMI DETACHED MAISONETTE

13a Main Street, Kilsyth, G65 0AH



- Fully Refurbished Development
- Many Traditional Features
- Hallway
- Lounge
- Dining Kitchen/Family Room
- W.C.
- 3 Double Bedrooms
- 3 en-suites
- EER Band D
- Council Tax D

Penworth Properties are delighted to bring to the market this beautiful refurbished traditional sandstone maisonette with modern interior and original architectural features. This central located Kilsyth property boasts spacious lounge, dining kitchen /family room, 3 double en-suite bedrooms, w.c. and has secure entry. Must be viewed to fully be appreciated.

Penworth Properties - 20 Main Street, Kilsyth, Glasgow G65 0AQ

Telephone: 01236 821929 • Fax 01236 823585 • Email: info@penworthproperties.co.uk • www.penworthproperties.co.uk



Fantastic opportunity to acquire this imposing property with many original features including, high ceilings, ceiling roses, Victorian doors, ornate cornicing, architectural archway design in hallway and many more.

The property has been recently refurbished sympathetically, enhancing the properties original features but also allowing modern living. This maisonette is generously proportioned and the accommodation is spread over two floors. Entering from the ground level with secure camera entry system through the tiled corridor and stairwell leading to the first floor where you will find both flat 13a and 13b. This charming home is located to the right and you enter through the storm doors to a vestibule with original entrance door. The accommodation consists of a large reception hallway, w.c., newly fitted dining kitchen with a range of integrated appliances and an island for additional work surface as well as open plan to the family room giving modern style living space, stunning bright and spacious lounge with high ceilings, bay window, ornate cornice and original ceiling rose. On the upper level you will find 3 double bedrooms all with built in wardrobes. Bedroom 1 and 3 have newly fitted en-suite shower rooms and bedroom 2 has a newly fitted en-suite bathroom completing the accommodation.

This traditional built home also benefits from new gas central heating system, newly fitted double glazed windows, new carpets and floor coverings throughout, new rear roof, ample parking to rear and is close to all amenities, including local shops, schools and leisure facilities.

This area is well served by reputable primary and secondary schools, a good range of sports and recreational facilities including local golf courses, equestrian centres and first class road links and bus service. The train station is a couple of miles away at Croy which provides regular services to Glasgow, Stirling and Edinburgh. The A80 road is ideally placed within the central belt and has good links to M73, M80, M8 and M9 motorway network systems allowing commuting to other centres of business and commerce throughout East, West and Central Scotland.

Local restaurants include, The Coachman Hotel & Restaurant, The Scarecrow Restaurant, The Boathouse & Marina and only a short drive away is the prestigious Glenskirlie Restaurant and Castle, ideal for eating out. Early viewing is essential to appreciate not only the quality of accommodation on offer but also the central location in which it is situated.



Secure Entry System

Hallway	16ft (5.01m)	x	7ft 4 (2.26m)
Lounge	16ft 8 (5.13m)	x	16ft 1 (4.92m)
Dining Kitchen/Family Room	24ft 1 (7.35m)	x	13ft 5 (4.10m)
W.C.			
Bedroom 1	12ft 0 (3.64m)	x	16ft 9 (5.14m)
En-suite Shower Room			
Bedroom 2	13ft5 (4.12m)	x	10ft 6 (3.23m)
En-suite Bathroom			
Bedroom 3	11ft 5 (3.49m)	x	11ft 3 (3.44m)
En-suite Shower Room			

Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point.

Benefits/Extras

All Floor Coverings. All Window Blinds. All Light Fittings. Gas Central Heating. Integrated Fridge. Integrated Freezer, Integrated Dishwasher, Integrates 5 Ring Gas Hob, Electric Double Oven & Extractor Hood. Integrated Microwave. New Floor Coverings. New Windows. New Rear Roof. Secure Camera Entry System.

Viewing

Strictly by appointment only through sole selling agent.



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The UK's number one property website



Disclaimer: Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract or offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

Ref : K346/18

If you are thinking of selling your own property

Please contact Beth Penman on 01236 821929 for friendly advice and a free pre-sale valuation

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