




McEwan Fraser Legal
Solicitors & Estate Agents
0141 404 5474

13 Kelvinvale
KIRKINTILLOCH, GLASGOW, G66 1RB



KIRKINTILLOCH

GLASGOW

Kirkintilloch offers a great range of amenities including a good range of local shops, supermarkets, Bowling Clubs, Golf Clubs, Sports centre, Southbank Marina, Forth and Clyde Canal walk and cycle paths. Excellent local schools include Lairdsland Primary and St Ninian's. The Lenzie station is only a short walk away with frequent services to Glasgow Queen Street.

Over a sustained period of years, Kirkintilloch has benefitted from a £50m investment programme (Kirkintilloch Initiative) which has included the rebuilding of Kirkintilloch High and St Ninian's Secondary schools, construction of a recreation centre, Southbank Marina and a new direct road link from Kirkintilloch to the M80. Commuting to anywhere across central Scotland is very quick and easy from this popular town.





13 KELVINVALE

KIRKINTILLOCH, GLASGOW

We are delighted to bring to the market this rarely available two-bed mid-terrace property, set beautifully in a popular family-friendly and quiet cul-de-sac location. The property is presented in walk-in condition and benefits from a host of features.

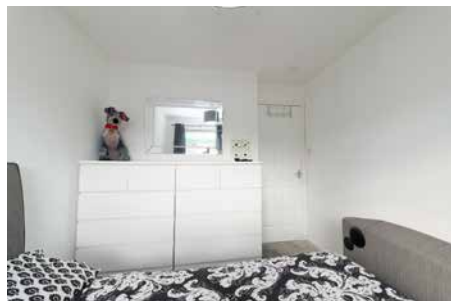
The upgraded accommodation consists of a bright and spacious lounge, which given its shape, would suit a range of furniture configurations. The modern kitchen has been well designed and provides a very efficient and stylish work-space around mealtimes. It's finished with a beautiful range of gloss white wall and floor cabinets. Appliances include a gas hob, double electric oven, extractor filter hood and ample space for the free-standing fridge freezer, washing machine and tumble dryer. The bright bathroom is tastefully tiled and contains a white suite

with a mains shower over the bath. There are two good sized bedrooms, both bright and welcoming, with built-in mirrored wardrobes and ample space for free-standing furniture.

The loft offers great extra storage space and there are ample cupboards throughout the home to help keep everything in its place. The property is kept warm and comfortable via the double glazing and gas central heating.

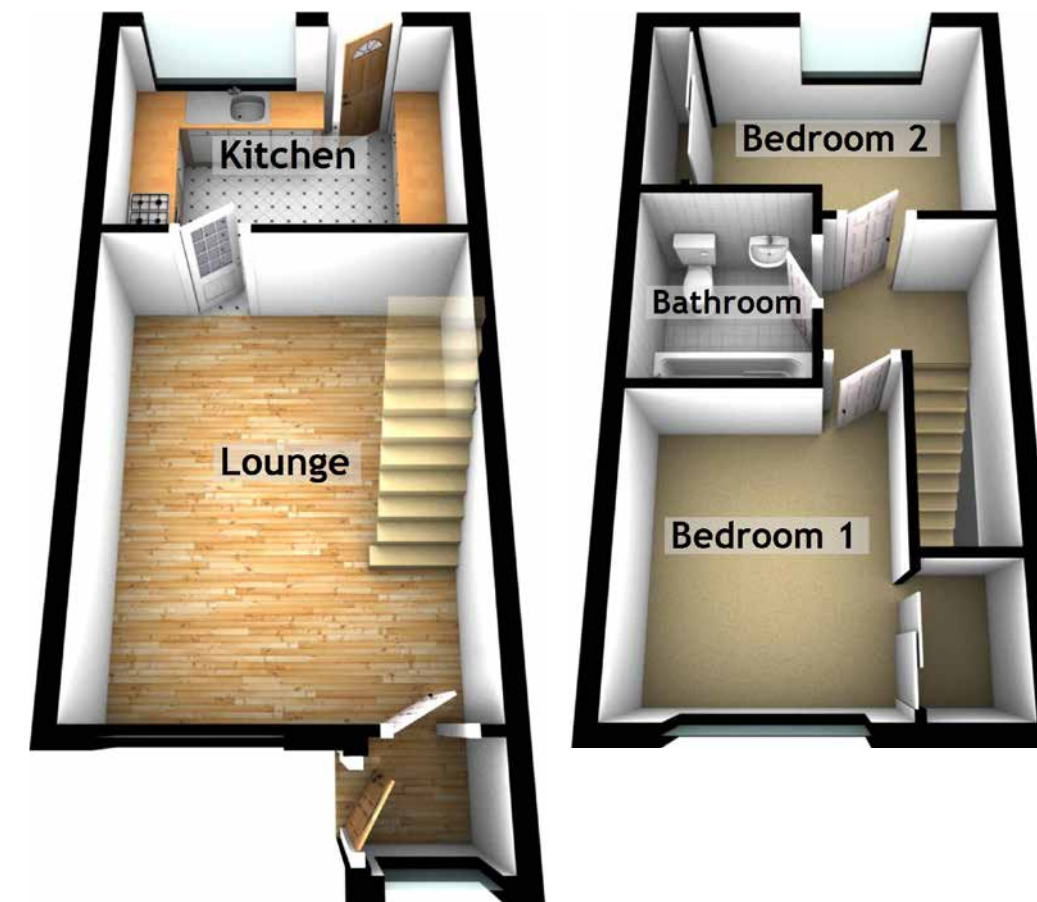
The garden space is secure and low maintenance and contains a shed for storage. This great home would make an ideal buy for first-time buyers, young couples, or Buy-to-Let investors. Early viewing is strongly advised for anyone seeking a rarely available and affordable home, set in an ever-popular area.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Ground Floor

Lounge 4.60m (15'1") x 3.60m (11'10")

Kitchen 3.60m (11'10") x 2.50m (8'2")

First Floor

Bedroom 1 2.90m (9'6") x 2.60m (8'6")

Bedroom 2 3.60m (11'10") x 2.30m (7'7")

Bathroom 2.00m (6'7") x 1.75m (5'9")

Gross internal floor area (m²): 55m²

EPC Rating: C

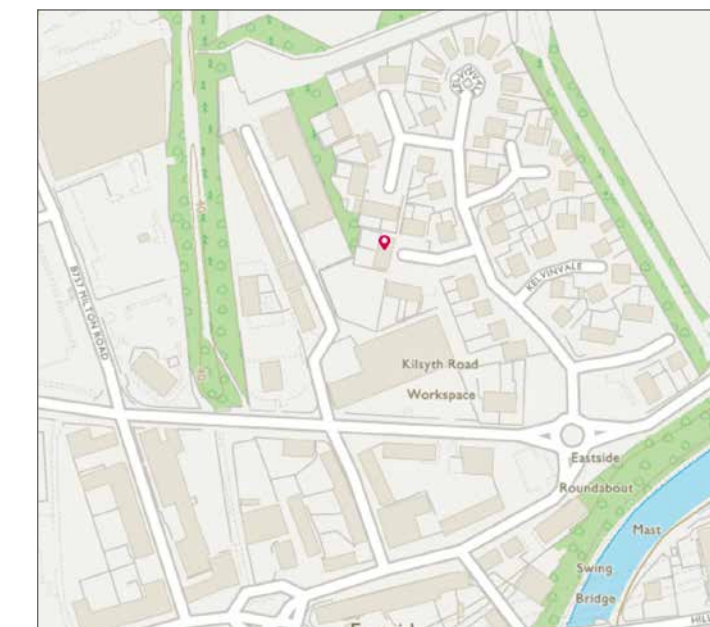


Image credit: <https://www Ordnance Survey.co.uk/maps/>



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0141 404 5474
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
KEN MEISAK
 Surveyor



Professional photography
CRAIG DEMPSTER
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer