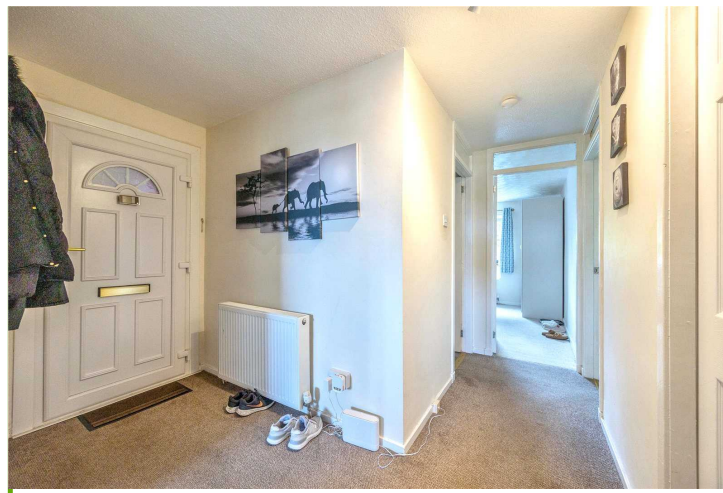




Flat E, Balmalloch Road, Glasgow,
North Lanarkshire, G65

Offers Over: £69,000

Tenure: Freehold



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Offers Over: £69,000 Tenure: Freehold

Council Tax Band: A
EPC Rating: C

Our View: A well-proportioned first-floor two-bedroom flat offering an excellent opportunity for a range of buyers, from first-time purchasers and those looking to downsize to buy-to-let investors.

Description

Situated within Kilsyth, the property is conveniently placed for the town's everyday amenities, including shops, leisure facilities, schools and local services. Kilsyth also benefits from good road connections, while nearby Croy provides rail links towards Glasgow, Edinburgh and Stirling. Accessed via a main door, the property offers a welcoming entrance with stairs leading to the first-floor accommodation. Internally, the flat provides a comfortable and practical arrangement, with well-proportioned rooms that would suit both owner occupation and investment purposes.

The lounge/diner provides an excellent principal living space, with ample room for comfortable seating and a dining table. The generous proportions make this a versatile room for relaxing and entertaining, while the adjoining kitchen provides a separate practical area for everyday cooking and preparation. The kitchen is positioned conveniently off the main accommodation and provides a useful range of fitted units and worktop space. There is sufficient room for the necessary appliances and additional storage, making this a functional kitchen for day-to-day living. There are two double bedrooms, both offering good proportions and flexibility for a variety of furniture arrangements. The bedrooms would comfortably accommodate double beds and associated bedroom furniture, with the second bedroom also offering potential as a guest room, home office or hobby space if required. The shower room provides a practical three-piece arrangement including a shower, wash hand basin and WC, creating a convenient facility for residents and guests. Externally, the property benefits from communal garden grounds, providing

residents with shared outdoor space, together with parking. The property is currently rented, making this an especially attractive proposition for an investor seeking an established buy-to-let opportunity. The two-bedroom layout and convenient Kilsyth location should appeal to a broad tenant market, while the property could also suit a first-time buyer looking to take their first step onto the property ladder. For buyers considering the Lift Scheme, the property may also be worthy of consideration, subject to the purchaser meeting the scheme's eligibility requirements and obtaining the necessary approval. Overall, this is a versatile two-bedroom home offering excellent potential for both homeowners and investors, with its own entrance, spacious accommodation, communal gardens and parking combining to make this a property well worthy of early viewing.

Front External

Communal main-door entrance with stairs leading to the first-floor accommodation.

Lounge/Diner

Bright and well-proportioned principal living space with ample room for comfortable seating and a dining area.

Kitchen

Practical fitted kitchen offering a range of wall and base units, worktop space and room for appliances.

Bedroom 1

Generous double bedroom with ample space for a double bed and freestanding bedroom furniture.

Bedroom 2

Further well-proportioned double bedroom, suitable for a variety of furniture arrangements and offering flexibility as a guest room or home office.

Shower Room

Modern shower room fitted with a shower, WC and wash hand basin.

Rear Garden

Well-maintained communal garden grounds provide shared outdoor space, with parking available for residents.

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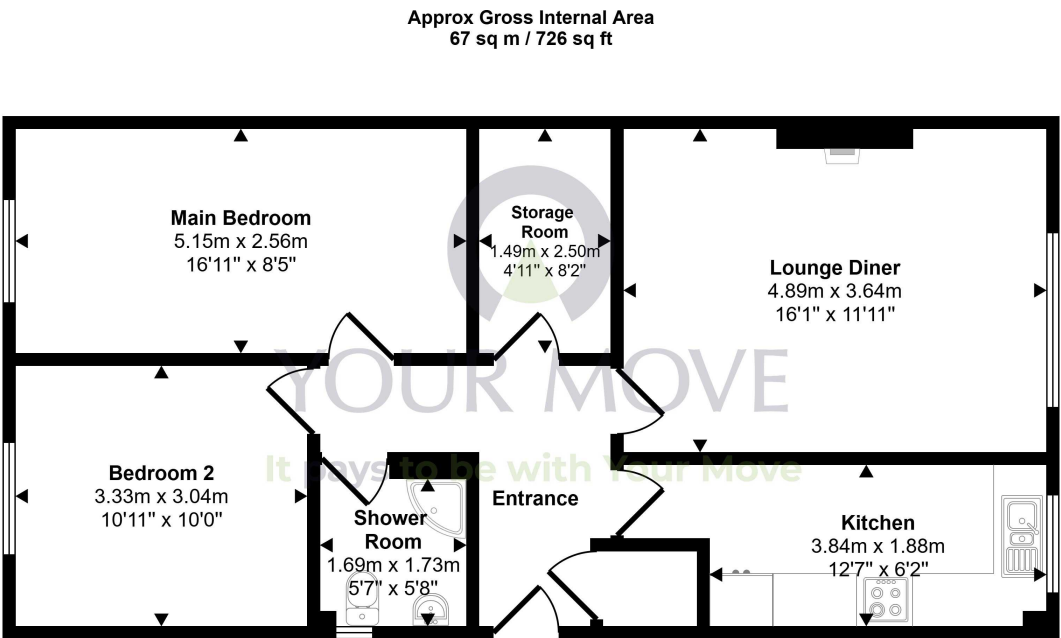
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.