



## Property Highlights

Number of Rooms	5	Bedrooms	2
Key Features	<ul style="list-style-type: none"><li>• Key central location</li><li>• Ground floor</li><li>• Unique period property</li><li>• Gas central heating</li></ul>		

**RENT**  
**£460 P.C.M.**  
**+ £460 Deposit**

## 50 MARKET STREET, KILSYTH

Kelvin Valley Properties are delighted to present to the market this **two bedroom ground floor flat** on Market Street in the centre of Kilsyth. Situated just opposite the Burngreen, this unique, period ground floor property would be ideal for anyone looking to be on the one level and close to all local amenities. Internally the property boasts a lounge, modern fitted kitchen, two bedrooms and a wet floor shower room. Externally, to the back, there is one allocated parking space with easy access to the back door and a small shared patio area. Early viewing is advised to avoid disappointment.



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

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**LARN: 1903064 - LRN: 624310/320/16111 - REFERENCES REQUIRED - EPC D - COUNCIL TAX BAND C**



### Entrance

From the roadside you access the front door which leads in to an entrance hallway. This in turns accesses the lounge area. There is alternative access from the parking place via the kitchen door.

### Lounge

Lounge with a window to the front offering views towards the Burngreen. The floor area is carpeted. Fireplace with electric fire. Bedroom 2 is accessed from here.

### Main Hallway

Accesses to all other rooms. Handy storage cupboard and loft access from here.

### Kitchen

Fitted kitchen with high and low level storage units. There is an extensive work surface with integral sink and fitted oven/hob/hood. A washing machine and fridge are included. There is a window to the rear and back door accessing the shared patio area and the parking spot in the yard.

### Bedroom 1

Double bedroom accessed from the hallway with plenty of room for bedroom furniture. Carpeted floor area. Window to the rear. Built in storage cupboard.

### Bedroom 2

Accessed from the lounge. Carpeted floor area. Window to the front. Could be used as a home office or an addition to the lounge.

### Shower Bathroom

Wet floor shower room fitted with a two piece suite comprising low flush W.C., pedestal wash hand basin. Wall mounted electric shower. Tiled walls and vinyl flooring. Skylight window allowing natural light into the room.

### Garden

Shared patio area to the rear by the back door and a slopping path. The parking space for one vehicle is to the left of the shared driveway.

### Heating

Gas Central Heating

### Windows

The property has a mixture of double glazed and single glazed windows.

### Summary

A spacious and centrally positioned flat close to all local amenities. The property is formed over one level and benefits from having a shared driveway to the rear as well as an allocated parking space. Early viewing is advised to avoid disappointment.

### 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.

Property will be let on a Private Residential Tenancy (PRT). Deposit required for property will be equal to at least 1 months rent and payable in advance. Rent is charged per calendar month and payable in advance each month.

Photographs: These are reproduced and included for general information and it must not be inferred that any item is included as part of any tenancy agreement associated with this property.

Your home is at risk if you do not keep up with rent payments. This schedule is thought to be materially correct although its accuracy is not guaranteed and it does not form part of any contract.

### Viewings

By appointment through  
Kelvin Valley Properties only on  
(01236) 825999



Post Code for Sat Nav

**G65 0BA**