



Property Highlights

Number of Rooms	5	Bedrooms	2
Key Features	<ul style="list-style-type: none">• Newly Refurbished• Excellent views• 2 double bedrooms• GCH & Double Glazing		

RENT

£685 P.C.M.

+ £685 Deposit

52 BELMONT STREET, KILSYTH

Offering superb views of the town, this **spacious two bedroom lower cottage flat** is situated on popular Belmont Street, overlooking the centre of Kilsyth. This ground floor property comes with a large south facing garden with amazing views to the front. Internally, the property has been fully refurbished and boasts a large, bright lounge, a fully fitted kitchen, two double bedrooms and a bathroom with shower. Externally there is a private area of garden to the front and access to a shared drying green to the rear of the property.



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

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✉: lettings@kvps.co.uk

Web: www.kvps.co.uk/lettings

LARN: 1903064 - LRN: 371371/320/03021 - REFERENCES REQUIRED - EPC D - COUNCIL TAX BAND B



Entrance

From the roadside parking you access the steps & pathway which is to the side of the property. The entrance door is positioned at the front of the building.

Reception

Through the front door you enter the hallway. All the rooms in the property are accessed from here. There is a large cupboard with plenty storage space.

Lounge

Spacious lounge with South-facing window to the front offering superb views over the town. Ample room for living room furniture. New laminate floor area and freshly re-decorated in neutral colour.

Kitchen

Newly fitted kitchen with base and wall mounted storage units. Extensive worksurface with integral sink. Window to the rear. Oven, hob and washing machine included. Newly laid laminate floor. Also has a large cupboard space for storage.

Bedroom 1

Large master bedroom with window to the front. Newly carpeted floor area. Fresh neutral décor.

Bedroom 2

Another double bedroom, this time to the rear. Also newly carpeted floor area and fresh neutral décor. Benefits from built in wardrobe space.

Bathroom

Fully tiled bathroom fitted with wash hand basin, electric shower over a bath and W.C. Textured glass window to the rear ensures privacy but still allows natural light into the room.

Gardens

Private garden to the front and a section of private garden to the rear. Access to a shared drying green to the rear also.

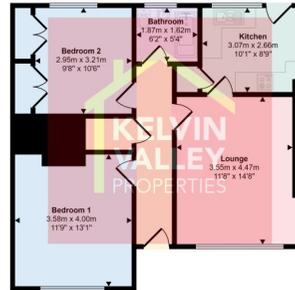
Heating & Double Glazing

Gas central heating. Double glazed throughout.

Area

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 a minimum of 1 months rent and a maximum of 2. It is fully payable in advance of referencing and will be held during the tenancy by Safe Deposits Scotland. Rent is charged per calendar month and payable in advance each month by standing order.

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.

This schedule is thought to be materially correct although its accuracy is not guaranteed and it does not form part of any contract.

Your home is at risk if you do not keep up with rent payments.

Viewings

Apply online, by appointment only through

Kelvin Valley Properties

Please visit our website:

www.kvps.co.uk

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01236 825999



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G65 9UP