



### Property Highlights

Number of Rooms	6	Bedrooms	3
Key Features	<ul style="list-style-type: none"><li>• Spacious family home</li><li>• Sought-after area</li><li>• Gardens &amp; Parking</li><li>• Upgraded &amp; freshly decorated</li></ul>		

**RENT**

**£1250 P.C.M.**

**+ £1250 Deposit**

## 43 WESTERGREENS AVE, LENZIE

Tenants in the market for a spacious home in the Lenzie area won't want to miss out on this **large three bedroom semi-detached house** in Westergreens Avenue. Presented to the rental market by award-winning local agent Kelvin Valley Properties, this family home has just been upgraded throughout and freshly decorated and is ready to move straight into. Internally there is a huge lounge, a modern fitted kitchen with appliances, a fitted shower room and three large double bedrooms. Externally, there are private gardens and plenty of parking, with the property boasting lots of outdoor space. Early viewing advised to avoid disappointment.



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

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**LARN: 1903064 - LRN: 1713645/200/13012 - REFERENCES REQUIRED - EPC C - COUNCIL TAX BAND C**



## Entrance

From the roadside, proceed past the private parking to the front door.

## Reception

The upgraded composite front door leads into the entrance hallway. The lounge is to the right, the downstairs bedroom to the left and the internal staircase to the upper level is directly ahead.

## Lounge / Dining

The huge lounge has been freshly decorated and is dual aspect with window to the front and French doors into the garden at the rear. Plenty of space for both lounge and dining furniture.

## Kitchen

Upgraded kitchen with contemporary storage units and worksurfaces. Integral sink, oven and hob. The washer/dryer is also included in the rent. Access to a large pantry-style cupboard under the stairs. Back door to the gardens.

## Bedroom 1

Well-proportioned double bedroom with fitted wardrobes and carpeted floor area. Double window to the rear with views of the gardens.

## Bedroom 2

Spacious double bedroom with window to the front. Plenty of space for furniture. Carpeted floor area.

## Bedroom 3 / Family

A large and flexible double bedroom on the lower level that could also be a family or dining room or even a home office. Carpeted floor area.

## Shower Room

Fully fitted shower room consisting of a walk-in shower, wash hand basin and W.C. Tiled walls. Wet floor. Textured glass window to the rear.

## Gardens & Driveway

Substantial gardens and extensive driveway with room for plenty for vehicles. Designed to be low maintenance. Shed included.

## Heating & Double Glazing

Gas central heating and double glazing throughout.

## Property Summary

The phone accessible CCTV system is included.

## Property Summary

A great opportunity for a family looking to rent a spacious home in a sought-after area. Benefits from having large rooms and a freshly decorated interior, as well as plenty of parking. Early viewing is advised to avoid disappointment.

## Area Details

Kirkintilloch & Lenzie offer a number of amenities including shops and primary & secondary schools. The recent link road to the M80 has improved commuting with Glasgow, Edinburgh and Stirling easily reached via the M80. In Kirkintilloch town centre there is a much larger selection of shops and amenities, including a Tesco & a Sainsburys as well as many bars & restaurants.

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](http://www.kvps.co.uk)

or call us on

**01236 825999**



**Post Code for Sat Nav**

**G66 4AQ**