



Property Highlights

Number of Rooms	9	Bedrooms	5
Key Features	<ul style="list-style-type: none">• Immaculate modern interior• Sought after location• Gardens, garage & driveway• Superb family home		

RENT

£1800 P.C.M.

+ £1800 Deposit

20 CURLERS LOAN, KILSYTH

Kelvin Valley Properties are delighted to present to the market this stunning and beautifully presented **five bed detached villa** in the sought after Cavalry Park development in Kilsyth. The property is presented in immaculate condition. Internally the property has a large lounge with French doors leading to the back garden, modern fitted dining kitchen with utility room, separate dining room which is currently used as a family room, five bedrooms (2 with en-suite & 1 used as an office), a bathroom boasting a large corner bath and separate shower cubicle and a downstairs W/C. Externally the property has a monobloc double driveway, integral garage and attractive gardens to the front and rear. We advise early viewing to avoid disappointment.



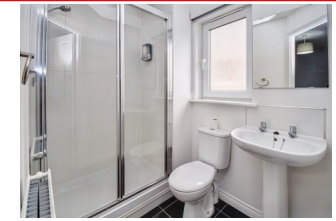
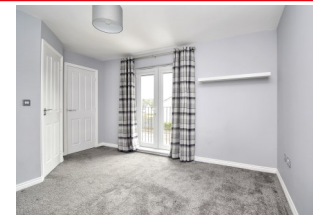
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LARN: 1903064 - LRN: 512798/320/23112 - REFERENCES REQUIRED - EPC B - COUNCIL TAX BAND F



LOUNGE

Large lounge with floor to ceiling bay window and French doors to the rear offering plenty of natural light. Double internal doors lead to the Dining Room. Benefits from having contemporary neutral décor and a carpeted floor area. Plenty of room for living room furniture. An ideal area in which to relax or entertain.

DINING ROOM / FAMILY ROOM

Spacious room which could be used as dining area or family room. Ample space for furniture. Bay window to the front. Hardwood floor area.

KITCHEN

Beautiful fitted kitchen with high and low level storage units and extensive work surface with integral sink and hob. There is also an integrated dishwasher, fridge and freezer. Window to the rear and French doors leading to the back garden.

UTILITY ROOM

Accessed from the kitchen. Low level storage units and work surface with integral sink. Integrated washing machine. Door leading to the back garden.

W/C

Fitted with wash-hand basin, W.C and towel heater.

PRINCIPLE BEDROOM & EN-SUITE

Large double bedroom with French doors to the front opening to Juliette balcony. Carpeted floor area and fitted wardrobes and separate cupboard space. En-suite shower room with shower in cabinet, wash-hand basin & W.C.

BEDROOM 2 & ENSUITE

Large double bedroom with French doors to the front opening to Juliette balcony. Carpeted floor area built in cupboard space. En-suite shower room with shower in cabinet, wash-hand basin & W.C.

BEDROOM 3

Spacious double bedroom with window to the rear. Fitted wardrobes. Carpeted floor area.

BEDROOM 4

Spacious double bedroom with window to the rear. Fitted wardrobes. Carpeted floor area.

BEDROOM 5 / Office

Flexible and well proportioned room, currently used as a home office. Window to the rear. Carpeted floor area.

BATHROOM

Modern bathroom with fitted corner bath, separate shower cubicle, wash-hand basin and W.C. Tiled flooring. Textured glass window to the side.

GARAGE, GARDENS, & DRIVEWAY

Integral garage with electrics. Double monobloc driveway to the front. Private front and rear gardens. The rear garden contains both an attractive patio and lawn area.

HEATING & GLAZING

Gas central heating & double glazing throughout.

AREA DETAILS

Kilsyth offers a number of amenities including shops, health & leisure, primary & secondary schooling 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

or call us on

01236 825999



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