



Property Highlights

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|-----------------|---|----------|---|
| Number of Rooms | 6 | Bedrooms | 3 |
| Key Features | <ul style="list-style-type: none">• Completely refurbished• Stunning modern interior• Large rooms throughout• EPC Rating C | | |

RENT
£695 P.C.M.
+ £695 Deposit

12E TARBOLTON ROAD, CUMBERNAULD

A contemporary **three bedroom upper floor flat** in the popular Kildrum area of Cumbernauld. Presented to the market by award winning local agent Kelvin Valley Properties, the property boasts a stunning contemporary interior as well as being in an excellent location close to local schooling and the town centre.

Internally there is a large lounge, a modern fitted kitchen, a stunning contemporary bathroom, and three bedrooms. There is also a large walk-in storage cupboard adjacent to the front door. The property is positioned in a well-maintained close with residents parking right outside.

AVAILABLE FROM 21ST OF APRIL!



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

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LARN: 1903064 - LRN: 1101357/320/04091 - REFERENCES REQUIRED - EPC C - COUNCIL TAX BAND A



ENTRANCE

You access the covered close from ground level via either the front or rear of the flats.

LOUNGE

The spacious lounge boasts attractive modern décor and has a large window allowing plenty of light into the room. The floor area is carpeted and there is plenty of room for furniture.

KITCHEN

Stunning fitted kitchen with plenty of storage units and extensive worksurfaces. Fitted oven, induction hob, and sink. Spaces for washing machine and fridge/freezer. Window to the rear. Tile-effect splashback tiling to the walls.

BEDROOM 1

Spacious double bedroom with window. Freshly decorated. New carpet and curtains. Plenty of space for furniture in this large bedroom.

BEDROOM 2

Bedroom with curtained window and carpeted floor area. Fitted storage space. Freshly decorated.

BEDROOM 3

Single bedroom accessed from the lounge. Fitted cupboard space. Freshly decorated, curtains and a carpeted floor area.

BATHROOM

Fitted bathroom with suite comprising of a bath, wash hand basin and W.C. Fully tiled walls and vinyl flooring. Textured glass window to the rear.

GARDENS & PARKING

Shared resident's gardens surrounding the flats. Parking directly outside, to the front and also to the side of the flats.

HEATING & DOUBLE GLAZING

Gas Central Heating and double glazing throughout.

PROPERTY SUMMARY

A great opportunity for a tenant looking for high quality rental accommodation in a quiet residential location. Close to local schooling and amenities - don't miss this one!

AREA DETAILS

Cumbernauld offers a number of amenities including shops, health & leisure, primary & secondary school and sports facilities. Nearby Greenfaulds railway station provides a regular link with other areas, and 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 only through
Kelvin Valley Properties
Please visit our website:
www.kvps.co.uk
or call us on
01236 825999



Post Code for Sat Nav

G67 2AQ