



Property Highlights

Number of Rooms	6	Bedrooms	3
Key Features	<ul style="list-style-type: none">• Required annual earnings £22,500• Maisonette Flat• Three bedrooms• Council tax band A		

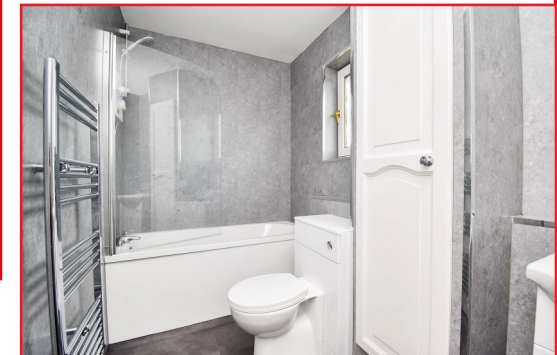
RENT

£750 P.C.M.

+ £750 Deposit

JOHN WILSON DRIVE, KILSYTH

Offering spacious and well presented interior is this **large three bedroom maisonette flat** in popular John Wilson Drive, Kilsyth. Presented to the market by award winning local agent Kelvin Valley Properties, the property benefits from being in a well-maintained close and offering fantastic views across the Kelvin Valley and towards Glasgow. Internally there is a lounge/dining area, modern fitted breakfasting kitchen, three bedrooms, and a newly fitted main bathroom with shower over the bath. Externally there are well-maintained private residents gardens to the rear. Early viewing is advised to avoid disappointment.



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

Tel: 0800 133 7775 Email: lettings@kvps.co.uk Website: www.kvps.co.uk

LARN: 1903064 / LRN: 1499521/240/04112 / REFERENCES REQUIRED / EPC D / COUNCIL TAX BAND A



ENTRANCE

From the roadside, you access the entrance to the well-maintained close then proceed up the stairs where you will see the front door to No.6

LOUNGE

Spacious lounge with open plan dining area. Double window with fantastic views to the front, across the Kelvin Valley and towards Glasgow. Carpeted floor area. Plenty of space for both dining and living furniture. Door opening onto a balcony from the dining area.

KITCHEN

Modern fitted kitchen with base and wall mounted storage units and extensive work surfaces. Integral sink, oven, hob and hood. Double window to the rear overlooking the back garden.

BEDROOM 1

Large double bedroom to the rear with fitted wardrobes giving excellent storage. Carpeted floor area.

BEDROOM 2

Double bedroom to the front with fantastic views down the Kelvin Valley. Carpeted floor area.

BEDROOM 3

Spacious single bedroom with fitted storage and carpeted floor area.

BATHROOM

Newly fitted bathroom with a bath, wash hand basin in vanity unit and W.C. Shower and screen fitted above the bath. Wet wall panelling and vinyl flooring. Textured glass window.



GARDENS & STORAGE

Well-maintained residents garden to the rear with area of lawn and drying green. Large private cupboard in the close.

HEATING & DOUBLE GLAZING

Gas central heating. The property benefits from full double glazing.

PROPERTY SUMMARY

A large three bedroom flat in a highly sought-after part of the town. Benefits from having large rooms throughout and also benefits from being in a well-maintained close with attractive residents gardens. Early viewing is advised to avoid disappointment.

AREA SUMMARY

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 email us at

lettings@kvps.co.uk



Post Code for Sat Nav

G65 9AU