



### Property Highlights

Number of Rooms	12	Bedrooms	4 (2 Ensuite)
Key Features	<ul style="list-style-type: none"><li>• Stunning Countryside Location</li><li>• Outstanding Family Home</li><li>• Private, secluded area</li><li>• Close to local amenities</li></ul>		

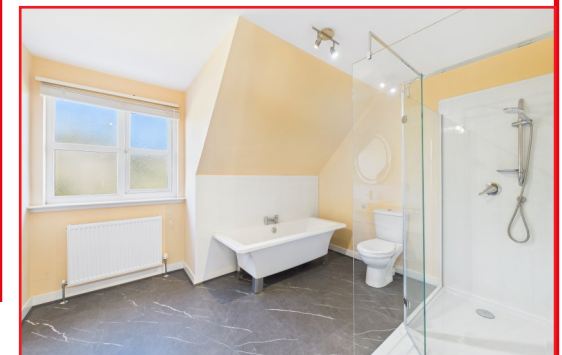
**RENT**

**£2,450 P.C.M.**

**+ £2450 Deposit**

## LOCHNEND COTTAGE, COLZIUM, KILSYTH

This spectacular **modern detached four bedroom country cottage** is situated in woodlands between Colzium Country Park and Banton Loch on the edge of Kilsyth. Offering an exceptional level of accommodation in a secluded and quite stunning location, the reception vestibule leads to the lower hallway, off which is large open plan kitchen, with separate utility, a breakfast bar and a full dining area. This in turn opens up through French doors, to the rear deck and gardens. Also on the ground floor there is a spacious lounge to the front, W.C. and a handy downstairs bedroom with ensuite wet room. Upstairs there are 3 further bedrooms, primary is ensuite with bath and shower, plus a family bathroom also with a separate bath and shower stall. A fabulous family home!



**PETS CONSIDERED**

**WI-FI READY TO USE**

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

**☎: 0800 133 7775**

**✉: [lettings@kvps.co.uk](mailto:lettings@kvps.co.uk)**

**Web: [www.kvps.co.uk/lettings](http://www.kvps.co.uk/lettings)**

**LARN: 1903064 - LRN: 512720/320/22112 - REFERENCES REQUIRED - EPC B - COUNCIL TAX BAND F**



## RECEPTION HALLWAY

The front door opens into a spacious, flagstone tiled, entrance hall, off which there is a handy WC, the lounge, a downstairs bedroom with wet room ensuite, stairway to the upper level and straight ahead leads to the kitchen and dining area.

## LOUNGE

The spacious lounge runs the full depth of the property with windows to front and back. A bright attractive room with wood effect laminate flooring and simple, stylish, clean, modern décor. Curtains and blinds on all windows.

## KITCHEN, DINING & UTILITY

Glazed double doors lead to a large open plan area at the back of the house, with a full dining area at one end, the kitchen with breakfast bar in the middle and a utility area at the far end. The flagstone flooring from the hall continues throughout. French doors open to the rear garden's decking. The fitted kitchen provides plenty of working space and storage cabinets. There is a sink overlooking the

rear gardens and it is equipped with a ceramic hob, electric oven, a large fridge/freezer and an integrated dishwasher. The utility room houses the heat pump a washing machine and a tumble dryer.

## DOWNSTAIRS BEDROOM & EN-SUITE

Double bedroom with window to the front. Simple clean décor with wooden floor, a wet room style accessible ensuite with electric shower, sink and WC.

## BEDROOM 2

Another double bedroom with a dormer window to the front. Simple clean décor. Carpeted floor.

## BEDROOM 3

Double bedroom with a dormer window, built in storage cupboard. Simple clean décor with carpet

## FAMILY BATH & SHOWER ROOM

Fabulous room with freestanding bath, a double walk in shower cubicle, WC and large vanity sink.

## PRINCIPLE BEDROOM & EN-SUITE

Stunning suite with built in mirrored wardrobes, plenty of room for bedroom furniture. What's more there is a fantastic ensuite too - with bath and separate shower stall, matching wash hand basins and a WC, partially tiled walls, full tiled floor.

## HEATING & DOUBLE GLAZING.

A ground source heat pump keeps the running cost low and the house warm in all weathers. Well insulated and double glazing throughout.

## AREA DETAILS

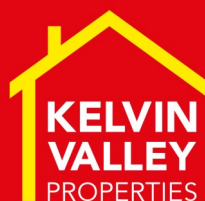
The immediate area offers pleasant walks in the Lennox Colzium Country Park and around the adjacent Banton Loch. Nearby Kilsyth town centre provides, primary and secondary schooling and there are healthcare facilities, local shops, retail parks, sports facilities including a local swimming pool. The Kilsyth and Campsie Hills are close by as well as the Trossachs and numerous tourist attractions.

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  
[www.kvps.co.uk](http://www.kvps.co.uk)  
or call us on  
**01236 825999**

## Commuting

Nearby Croy railway station provides ample parking and regular commuter links with Glasgow (15 mins) Edinburgh (30 mins) and Stirling, with connections on to all routes North & South. Motorway routes, via M80 to Glasgow, M9 to Edinburgh or M74 to the South, are only a short drive away.